



## 92 2A Street High River Alberta

\$799,900

Once-in-a-Lifetime Income Property in the Heart of High River! Opportunities like this rarely come along! This remarkable property offers not just one, but three separate income streams featuring two fully legal suites and one additional basement suite (illegal) making it an outstanding investment opportunity or the perfect setup for multigenerational living. Thoughtfully updated and meticulously maintained! The main legal suite is a beautifully maintained 2-bedroom, 1-bathroom home that features bright and open living spaces, its own laundry, a renovated bathroom, and all-new windows and doors throughout. Every detail on the property is carefully attended to, offering the comfort and style of a modern home with the peace of mind that comes from extensive upgrades. The basement suite (illegal) adds excellent versatility with 2-bedrooms, 1-bathroom, its own laundry area, enlarged egress windows that bring in natural light, and plenty of additional storage. Whether used for extended family, guests, or as a separate rental unit, this suite (illegal) adds significant value and flexibility to the property. The true standout, however, is the newly built carriage bungalow legal suite a stunning addition that offers the best of modern construction and thoughtful design. This 2-bedroom, 1-bathroom suite features high ceilings, large bright windows, a private laundry, and an oversized single attached garage. Built to today's standards with its own mechanical systems and hot water tank, it provides full independence and privacy for tenants or family members. The carriage legal suite was constructed with exceptional quality, including a 6" engineered concrete slab and 3" rigid insulation for durability and efficiency. The main house has undergone extensive structural and mechanical updates! Following the 2013 flood, the main house was lifted and set on a brand-new ICF foundati...

Bedroom 11.00 Ft x 10.42 Ft

Other 10.67 Ft x 14.50 Ft

Living room 14.83 Ft x 11.17 Ft

Bedroom 11.17 Ft x 13.92 Ft

Dining room 11.33 Ft x 9.67 Ft

Kitchen 11.50 Ft x 11.08 Ft

Living room 11.67 Ft x 20.42 Ft

Primary Bedroom 11.75 Ft x 11.92 Ft

Bedroom 9.25 Ft x 11.17 Ft

4pc Bathroom 7.58 Ft x 7.58 Ft

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Living room 15.42 Ft x 12.67 Ft

Other 11.75 Ft x 8.67 Ft

Bedroom 9.42 Ft x 11.83 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Primary Bedroom 13.00 Ft x 10.42 Ft

Listing Presented By:



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