

\$329,900 - 37 4 Avenue Se, High River

MLS® #A2197707

\$329,900

1 Bedroom, 1.00 Bathroom, 646 sqft
Residential on 0.07 Acres

Central High River, High River, Alberta

Although this property is C/S until APRIL 14TH-THE SELLER IS WELCOMING SHOWINGS FOR BACK UPA true gem waiting for you in the heart of High River! Imagine fulfilling your Southern Alberta dream in this quaint, affordable property with everything you need to feel like you are tucked away- just like a cabin in the woods. The mature tree lined streets take you back to simpler times, where life slows down and you can escape the hustle and bustle, yet you're only a short walk from local shops and delightful eateries. You will appreciate the warmth of the tongue and groove ceiling, pine walls, custom interior doors and complimentary luxury vinyl flooring. Keeping the chalet feeling, the freestanding gas fireplace heats this open plan with white kitchen cabinetry, butcher block counter tops and new appliances. The ambiance is carried through to the primary retreat and three piece bath just across the hall for convenience. The wooden staircase takes you to the finished basement with cozy family room, featuring a second fireplace and laundry area tucked away with added storage. ALL big ticket items have been taken care of including; shingles, electrical, plumbing, water main, insulation, windows, exterior doors, LED lighting throughout and so much more! All with proper permits and approved by the town of High River. The back yard is a blank canvas and ready for your dream custom garage or use for additional parking! Don't miss out on this



opportunity, view today!

Built in 1936

Essential Information

MLS® #	A2197707
Price	\$329,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.07
Year Built	1936
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	37 4 Avenue Se
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V1G3

Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking

Interior

Interior Features	No Smoking Home, See Remarks, Storage, Vinyl Windows, Natural Woodwork
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Fireplace(s), See Remarks
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	32
Zoning	TND

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.