

\$375,000 - 418 8 Avenue Se, High River

MLS® #A2218277

\$375,000

2 Bedroom, 2.00 Bathroom, 665 sqft

Residential on 0.06 Acres

Southeast Central High River, High River, Alberta

Welcome home to this cozy and inviting duplex, perfectly suited for first-time buyers! Centrally located in the heart of High River, this home is close to schools, shopping, and walking pathsâ€”with quick access to the highway for easy commuting.

As you enter, you're welcomed by a large, bright foyer that makes a great first impression and adds functional space for coats, bags, or a bench. The living room features vaulted ceilings and a large front window that lets in loads of natural light while a mature front tree keeps things private.

At the center of the home, you'll find a quiet denâ€”perfect for a home office or flex roomâ€”and an open dining area. The kitchen is efficient and well-laid out, offering plenty of cabinetry for storage or pantry space. It connects naturally to the living and dining areas, making it a comfortable hub for everyday life.

At the rear of the main floor is a full 4-piece bathroom, easily accessible from all main living areas.

Downstairs, the layout is smart and functional. The laundry is centrally located and makes laundry day a breeze. The primary bedroom is spacious and bright, with room for a king bed and more. It features direct access to a 2-piece ensuite bathroom and an adjoining storage area. The second bedroom also offers generous space, with a large walk-in closet and access to under-stair storageâ€”ideal for



seasonal bins or extra gear.

Out back, enjoy a large concrete patioâ€”great for outdoor lounging, BBQs, or hostingâ€”plus a spacious fenced yard with room to garden or let pets run. A single detached garage sits at the rear of the lot, along with a gravel parking pad thatâ€™s large enough to accommodate a medium-sized trailer or extra vehicle.

Call your favourite agent todayâ€”this one wonâ€™t last!

Built in 1997

Essential Information

MLS® #	A2218277
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	665
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	418 8 Avenue Se
Subdivision	Southeast Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J3

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad, Single Garage Attached, Gravel Driveway

# of Garages	1
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Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 11th, 2025
Days on Market	1
Zoning	R-2

Listing Details

Listing Office	RE/MAX Complete Realty
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