

# \$514,000 - 614 7 Street Se, High River

MLS® #A2222101

**\$514,000**

4 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.18 Acres

NONE, High River, Alberta

Charming Family Home for Sale in High River! This delightful 2-storey home with almost 2400 sq ft of living space in the heart of High River offers a functional floorplan designed with family living in mind. With plenty of space for everyone, this home has been thoughtfully updated in 2024 with new windows, doors, shingles, and eaves and gutters, along with recent exterior paint – giving it fantastic curb appeal and peace of mind. The main floor welcomes you with a cozy front living room, a spacious dining area perfect for entertaining, and a warm, country-style kitchen full of character and charm. Upstairs, you'll find a massive primary bedroom featuring a beautifully renovated ensuite bathroom. There's a room to relax and recharge in comfort 2 more good sized bedrooms and a full bathroom complete the upper level. Downstairs, the fully finished lower level adds even more flexibility with an additional living room, a bedroom, a flex room, and a kitchenette – an ideal setup for a mortgage helper, in-law area, or guest retreat. Step outside to enjoy one of High River's largest south-facing yards – a true outdoor oasis! Complete with a multi-level deck, firepit area, mature trees, room to garden, and space for kids and pets to play, this yard is built for making memories. There's also a parking pad at the back for added convenience, and the property sides onto a kids' playground – perfect for young families. Packed with charm, updates, and



outdoor space, this home is a rare gem.  
Walking distance to lakes, schools, shopping,  
and perfectly located in the desirable  
neighborhood east. Come it for  
yourselfâ€”youâ€™ll fall in love!

Built in 1980

### Essential Information

MLS® #	A2222101
Price	\$514,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	614 7 Street Se
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1K8

### Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Fire Pit, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	May 16th, 2025
Days on Market	5
Zoning	TND

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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