# \$380,000 - 240 4 Avenue Se, High River

MLS® #A2228535

## \$380,000

3 Bedroom, 2.00 Bathroom, 1,181 sqft Residential on 0.11 Acres

Central High River, High River, Alberta

Step inside this nicely renovated character home and discover the perfect blend of vintage charm and modern upgrades. Located on a large, fenced corner lot in central High River, this home is just blocks from downtown shops, restaurants, schools, parks, and the site of the renowned International Balloon Festivalâ€land it's outside the main flood zone. With updated vinyl siding and a wrap-around deck, it offers standout curb appeal in a walkable, vibrant neighbourhood. Inside, the home is bright and welcoming, featuring newer windows, luxury vinyl plank flooring, and a high-efficiency furnace. The upper level offers two comfortable bedrooms, including a spacious primary with a room-length closet and a sleek 4-piece bathroom. On the main floor, enjoy the convenience of a stylish 2-piece bathroom, stackable laundry, a cozy living room, and a flexible front room off the foyerâ€"ideal as a third bedroom, office, or den. With its thoughtful updates and a location that puts you at the heart of everything, this is a rare opportunity to own a home that delivers character, comfort, and convenience in equal measure.







Built in 1948

#### **Essential Information**

MLS® # A2228535 Price \$380.000 Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,181

Acres 0.11

Year Built 1948

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 240 4 Avenue Se

Subdivision Central High River

City High River

County Foothills County

Province Alberta
Postal Code T1V 1H4

#### **Amenities**

Parking Spaces 2

Parking Front Drive, Gravel Driveway, Off Street, Parking Pad

#### Interior

Interior Features Granite Counters, No Smoking Home, Separate Entrance, Vaulted

Ceiling(s), Vinyl Windows

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Crawl Space, Partial

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 10
Zoning TND

## **Listing Details**

Listing Office Royal LePage Benchmark

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