

\$519,900 - 406 8 Avenue Se, High River

MLS® #A2264382

\$519,900

4 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.13 Acres

Southeast Central High River, High River, Alberta

Welcome to this beautifully updated four-bedroom home, offering over 2500 hundred square feet of living space. The main level combines comfort and style, featuring two spacious bedrooms, an upgraded, modern bathroom, a large dining room, and a brand-new kitchen. The kitchen is beautifully lit by two large windows and is equipped with sleek countertops, ample counter space, brand new cabinets, upgraded appliances, as well as a walk-in pantry, making it perfect for your culinary adventures. The main level also offers a large living room with a grand bay window, bringing in even more natural light. Additionally, there is the convenience of upstairs laundry. Downstairs, you'll find two comfortable bedrooms, a stylish renovated bathroom, and a generous open area that can be easily serve as a cozy TV room, games area, or versatile bonus space. The basement also offers incredible flexibility with rough-plumbing and electrical for a future kitchen and laundry setup- making it ideal for a secondary suite, mother-in-law suite, or income-generating rental income. A secondary suite would be subject to approval and permitting by the city/municipality. Outside, you'll find an attached, covered 300-square deck and oversized double-car garage with plenty of room for a workspace and extra storage. Located in a quiet neighborhood, this home blends timeless charm with modern conveniences. Call your



Realtor to show.

Built in 1940

Essential Information

MLS® #	A2264382
Price	\$519,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	0.13
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	406 8 Avenue Se
Subdivision	Southeast Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Combination

Additional Information

Date Listed	October 15th, 2025
Days on Market	15
Zoning	TND

Listing Details

Listing Office	TREC The Real Estate Company
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