$319,900 - 1, 50 8 Avenue Se, High River

MLS® #A2211197
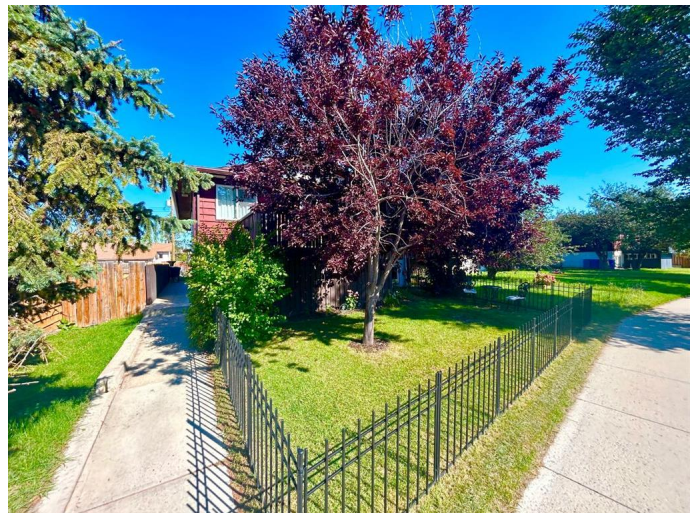
$319,900

2 Bedroom, 2.00 Bathroom, 606 sqft
Residential on 0.00 Acres

Downtown High River, High River, Alberta

** RARE OPPORTUNITY TO OWN A FREEHOLD TOWNHOME WITH NO CONDO FEES! END UNIT! INVESTOR ALERT (amazing rental opportunity)! PET FRIENDLY! MONTHLY BILLS ONLY $200/MONTH (on average over the year). Step into this beautifully upgraded 2-bedroom, 1.5-bath townhouse in the heart of High River with recently installed new washer, dryer and hot water tank! Offering over 1,200 square feet of developed living space, this home has been completely transformed with modern finishes and top-to-bottom updates, making it the perfect move-in-ready property. The main floor welcomes you with fresh paint, brand-new flooring (Lifeproof vinyl plank, scratch resistant and water proof), and upgraded light fixtures that illuminate the living and dining area. The kitchen boasts re-stained cabinets with under mount lighting, offering a stylish yet functional space for cooking and entertaining, as well as a pantry, new LG microwave and newer Samsung dishwasher. A half bath on this floor adds convenience for yourself and guests. Curl up in your spacious and inviting living room in front of the cozy fireplace during the cold winter months, and enjoy the warmth that the south facing windows provide. Downstairs, the two spacious bedrooms have been updated with new finishes, paint and flooring. The upgraded main bathroom features a luxurious rain shower, new toilet, and fixtures. This townhouse is packed with thoughtful upgrades, including a Sensi smart thermostat,

Alfred smart lock for enhanced security, and a Blink doorbell camera. Outside, enjoy your morning coffee on the oversized new composite deck or relax in your yard, complete with a new cast iron fence. This home was fully remodelled in 2014, with everything replaced including the roof, electrical, plumbing, high efficiency furnace, water heater, most windows, and water softener. You can enjoy peace of mind knowing that the property has been completely redone and upgraded to current standards. Located close to schools, parks, playgrounds, a dog park, gym and walking distance to all amenities, this home offers convenience along with its extensive upgrades. INVESTORS! This property would make the best rental for a continued return on your investment. These units don't come on the market very often, donâ€™t miss this incredible, affordable opportunity to own a freehold townhome!

Built in 1979

Essential Information

MLS® #	A2211197
Price	$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	606
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	1, 50 8 Avenue Se

Subdivision	Downtown High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1E8

Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, No Smoking Home, Pantry, Soaking Tub, Storage, Tile Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Landscaped, Lawn, Fruit Trees/Shrub(s), Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	21
Zoning	TND

Listing Details

Listing Office	RE/MAX Landan Real Estate

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