

\$425,000 - 523 8 Street Sw, High River

MLS® #A2230235

\$425,000

3 Bedroom, 2.00 Bathroom, 1,231 sqft
Residential on 0.12 Acres

McLaughlin Meadows, High River, Alberta

Open House is Cancelled.....This charming home was built around 1910. This home is packed with history, character, and endless potential! It needs some love and attention to bring back its natural beauty, but being nestled on the most desirable street in High River, will make all your hard work worth it! Imagine being steps away from downtown, the river, scenic walking paths, and the beloved George Lane Park. And the Yard? LARGE. The Trees? AMAZING! Imagine summer evenings under towering shade trees, backyard BBQs, or simply soaking in the beauty of one of the most picturesque streets in town. 8th Street is a neighbourhood full of friendly faces (and wagging tails!) Expect friendly waves, casual street conversations, and a true small-town feel. If people aren't your thing, have no fear, deer amble by, squirrels put on a show, and once in a while, a moose strolls through because why not? Plus, enjoy prime viewing for parades at the end of the street!

This charming historic home is ready for someone to help it shine - but don't miss the recent updates! Enjoy peace of mind with significant recent upgrades: a newer furnace and permitted gas fireplace installed 2 years ago, and 75% of windows updated just a year ago, ensuring energy efficiency and comfort. Upstairs, all three bedrooms have been completely renovated to the studs, featuring new insulation, drywall, electrical, and windows. You'll also find new flooring upstairs



as of 2 years ago! Adding to the property's unique appeal is an original carriage house, accessible via a paved laneway and back alley. While currently featuring a dirt floor and hay loft, this structure presents an incredible opportunity for customization – perfect for a workshop, studio, or future development. Don't miss this rare opportunity – schedule your showing today!

Built in 1910

Essential Information

MLS® #	A2230235
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,231
Acres	0.12
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	523 8 Street Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1B8

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, See Remarks, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	See Remarks

Additional Information

Date Listed	June 11th, 2025
Days on Market	7
Zoning	TND

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.