\$535,000 - 223 2 Avenue Se, High River

MLS® #A2203440

\$535,000

3 Bedroom, 1.00 Bathroom, 1,338 sqft Residential on 0.22 Acres

Central High River, High River, Alberta

This 3-bedroom heritage home was built in 1920 and has been lovingly cared for. This home is on a large 9719 sq foot lot and is a gardener's paradise. The love and pride of ownership that has gone into the yard is evident by the child and animal proof garden, multiple perennials, carefully placed plants and trees and gorgeous rock pathway. The main floor has high ceilings as well as front and back freshly painted sunrooms, making for relaxing and peaceful mornings and evenings. This level also has a large living room and dining room along with a newer Wegener built kitchen that features an apron farmhouse double sink, wood cabinets and a sunny dining nook. On the upper level there are three spacious bedrooms, two with walk-in closets, as well as a 4-piece bathroom that has been renovated while keeping the charm of the era of the home, including a clawfoot tub. The basement is fully useable, has the laundry area as well as cold storage, and has been reinforced with metal studs, Styrofoam insulation, weeping tile and a sump pump. This home is fully fenced and has a newer 50-year low maintenance tin roof. There are two garages including a new double garage with Hardie board siding and a 100-amp panel, plus a single garage with a newer door and matching tin roof. Extras in this one-of-a-kind home include a high efficiency furnace, new hot water tank, updated wiring, and plans have been drawn up for a bathroom and laundry room where the current back sunroom is. The







plans will be left for the new owners. Located on a quiet, tree lined street within walking distance to downtown, this eye-catching home and property are a showstopper! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 1920

Essential Information

MLS® # A2203440 Price \$535,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 1,338 Acres 0.22 Year Built 1920

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 223 2 Avenue Se Subdivision Central High River

City High River

County Foothills County

Province Alberta
Postal Code T1V 1G7

Amenities

Parking Spaces 3

Parking Double Garage Detached, Alley Access, Single Garage Detached

of Garages 3

Interior

Interior Features Ceiling Fan(s), High Ceilings, No Smoking Home, Soaking Tub, Walk-In

Closet(s), Crown Molding

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer,

Window Coverings, Water Softener

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Garden

Lot Description Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, Private,

Rectangular Lot

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete, Combination

Additional Information

Date Listed May 14th, 2025

Days on Market 1

Zoning TND

Listing Details

Listing Office RE/MAX Southern Realty

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