

# \$625,000 - 201 11 Avenue Sw, High River

MLS® #A2222022

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.17 Acres

Old Rodeo Grounds, High River, Alberta

201 11 AvenueWelcome to 201 11 Avenue, a lovingly maintained bilevel home that has been cherished by the owner for over 30 years. This inviting residence beautifully blends comfort and originality, making it the perfect place to call home. As you enter, you'll be greeted by a spacious main living area filled with natural light from large windows. The generous living room flows seamlessly into the dedicated dining area, while the functional and spacious kitchen is perfect for culinary enthusiasts. The main floor features three comfortable bedrooms, including a primary suite with a convenient 2-piece ensuite. The home boasts several recent upgrades, including a newer metal roof and a recently replaced hot water tank, ensuring peace of mind for years to come. The partially finished basement is a blank canvas, with egress windows on three out of four walls that flood the space with light. This versatile area offers the potential for creative transformation, whether as additional living space or a multi-generational suite. It also includes a finished 3-piece bathroom and provides direct access to the main floor. Step outside to discover a stunning backyard oasis, featuring a double-tiered deck that overlooks an expansive yard, perfect for outdoor gatherings. A lovingly maintained garden and blossoming fruit trees add to the charm of this outdoor space. Additional perks include an oversized double garage and ample RV parking available at the back of the property. The owner looks forward to enjoying



one last summer in this beloved home before passing it on to the next fortunate owner. Donâ€™t miss out on this unique opportunityâ€”book your showing with your favorite realtor today!

Built in 1973

**Essential Information**

MLS® #	A2222022
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	201 11 Avenue Sw
Subdivision	Old Rodeo Grounds
City	High River
County	Foothills County
Province	Alberta
Postal Code	T0L1B0

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Separate Entrance, Vinyl Windows
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Level, Pie Shaped Lot
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	54
Zoning	TND

## Listing Details

Listing Office	CIR Realty
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