

# \$370,000 - 406 8 Avenue Se, High River

MLS® #A2194656

**\$370,000**

7 Bedroom, 2.00 Bathroom, 1,353 sqft  
Residential on 0.13 Acres

NONE, High River, Alberta

If you're looking for a handyman's dream or a great investment opportunity, this is the property for you! With a little more than 2,600 square feet of living space, there's plenty of room upstairs and downstairs to create the perfect layout for your needs. Whether you're planning to turn it into your ideal family home or looking to explore rental potential, the possibilities are endless. With some updates and town approval, you could even add a large basement suite, making it perfect for a big family or a profitable rental. Located close to a playground, schools, and amenities, this home also offers easy highway access for a quick drive to Calgary. Plus, with a double detached garage, you'll have plenty of storage space. With some vision and a little work, this property can truly become a standout home in a fantastic location! Contact us today for a private showing!

Built in 1940

## Essential Information

MLS® #	A2194656
Price	\$370,000
Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,353
Acres	0.13
Year Built	1940



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	406 8 Avenue Se
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V1J3

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Driveway
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	48
Zoning	TND

### **Listing Details**

Listing Office

Real Broker

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.