# \$499,900 - 406 8 Avenue Se, High River

MLS® #A2268474

# \$499,900

4 Bedroom, 2.00 Bathroom, 1,352 sqft Residential on 0.13 Acres

Southeast Central High River, High River, Alberta

Welcome to this beautifully updated four-bedroom home, offering over 2500 hundred square feet of living space. The main level combines comfort and style, featuring two spacious bedrooms, an upgraded, modern bathroom, a large dining room, and a brand-new kitchen. The kitchen is beautifully lit by two large windows and is equipped with sleek countertops, ample counter space, brand new cabinets, upgraded appliances, as well as a walk-in pantry, making it perfect for your culinary adventures. The main level also offers a large living room with a grand bay window, bringing in even more natural light. Additionally, there is the convenience of upstairs laundry. Downstairs, you'll find two comfortable bedrooms, a stylish renovated bathroom, and a generous open area that can be easily serve as a cozy TV room, games area, or versatile bonus space. The basement also offers incredible flexibility with rough-plumbing and electrical for a future kitchen and laundry setup- making it ideal for a secondary suite, mother-in-law suite. A secondary suite would be subject to approval and permitting by the city/municipality. Outside, you'll find an attached, covered 300-square deck and oversized double-car garage with plenty of room for a workspace and extra storage. Located in a quiet neighborhood, this home blends timeless charm with modern conveniences. Call your Realtor to show.







## **Essential Information**

MLS® # A2268474 Price \$499,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,352
Acres 0.13
Year Built 1940

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 406 8 Avenue Se

Subdivision Southeast Central High River

City High River

County Foothills County

Province Alberta
Postal Code T1V 1J3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Combination

# **Additional Information**

Date Listed November 3rd, 2025

Days on Market 1

Zoning TND

# **Listing Details**

Listing Office TREC The Real Estate Company

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