

# \$355,000 - 26 4 Avenue Se, High River

MLS® #A2218253

**\$355,000**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.11 Acres

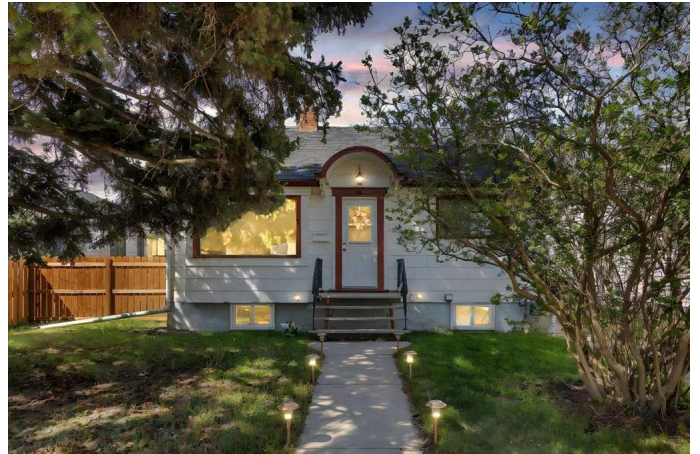
Southeast Central High River, High River, Alberta

Welcome to the 26 4Ave – an ideal home for first-time buyers, downsizers, or investors. Perfectly located within walking distance to High River’s charming downtown, you’re just minutes from coffee shops, local restaurants, shopping, and everyday amenities. The location is fantastic for families with the convenience of nearby schools and daycare, making drop-offs and pickups a breeze.

Inside, this 2-bedroom and one bathroom bungalow has been lightly updated and is move-in ready. The layout is functional and bright, with plenty of natural light throughout. The kitchen and living areas are cozy and practical – perfect for anyone starting out or looking to downsize without sacrificing comfort. Step outside to a large, fully fenced yard – perfect for kids, pets, or gardening. There’s a single detached garage and additional room for parking or storage. The basement is undeveloped but sets the stage for future bedrooms or added living space. Whether you're looking for a move-in-ready home with room to grow, or a property you can customize over time, this one is full of opportunity. Call your favourite agent to book a private viewing!

Built in 1945

## Essential Information



MLS® #	A2218253
Price	\$355,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.11
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	26 4 Avenue Se
Subdivision	Southeast Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1G3

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Pantry, Tile Counters
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	1
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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