

\$399,900 - 24 7 Avenue Se, High River

MLS® #A2222911

\$399,900

3 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.07 Acres

NONE, High River, Alberta

A fantastic opportunity with this beautifully renovated 1,162 sq. ft. 2 storey duplex that features 3 spacious bedrooms and 1.5 modern bathrooms. This has the feels of a new build! The stylish kitchen boasts crisp white cabinetry set off with elegant gold accents, a striking contrast backsplash, warm like-wood countertops, apron sink, upgraded stainless steel appliances. The cozy living room is perfect for family entertainment and opens to a cute backyard through sliding deck doors—ideal for relaxing or outdoor gatherings. All bedrooms are located on the upper level, providing privacy and comfort—each just the right size for rest, work, or play. Both bathrooms have been tastefully updated, each with its own unique design features. Each room showcases thoughtful, personal touches and carefully selected upgrades that blend function with modern design. Updates include new front door just installed May 2025, Kitchen appliances, window coverings, light fixtures, washer and dryer were all replaced in 2024. Shingles were replaced in 2021, and windows except the patio door were replaced in 2017 with Lux triple pane windows. The full unfinished basement offers a blank canvas, ready to be transformed to suit your family's needs—whether it's a spacious rec room, home gym, or storage space. Enjoy the convenience of back lane access and a single-vehicle carport - no more brushing off snow in the winter or stepping into



an overheated vehicle in the summer. A practical feature that adds year-round comfort to your daily routine! With updated finishes throughout and a functional layout, this home offers comfort, style, and excellent value. Donâ€™t miss your chance to own this move-in-ready gem!

Built in 1978

Essential Information

MLS® #	A2222911
Price	\$399,900
Sold Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,162
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	24 7 Avenue Se
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1E9

Amenities

Parking Spaces	1
Parking	Outside, Carport

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Date Sold	May 29th, 2025
Days on Market	5
Zoning	TND
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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