

\$545,000 - 118 6 Avenue Se, High River

MLS® #A2223344

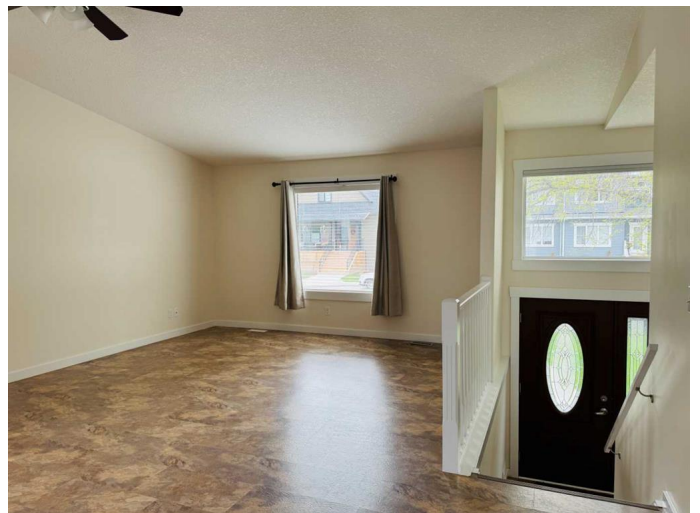
\$545,000

2 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.15 Acres

Central High River, High River, Alberta

Have you been waiting for a home that is walking distance to downtown, close to a green space and the Happy Trails? Wait not more! This home was built in 2014 and is located at the end of a quiet cul-de-sac with direct access to the Happy Trails Walking Paths and a large green space. The mature trees on the property are over 60 years old! This 2-bedroom bi-level home has lots of space. The main floor is over 1300 sq ft and features an oversized living room with vaulted ceilings and south and east facing windows allowing lots of natural light in. Right behind the living room you have the kitchen / dining room with direct access to the rear deck and back yard. The kitchen has tons of cabinets and counter space along with an island and corner pantry! The dining room can accommodate a large table - enough to entertain for those family dinners! There are 2 oversized bedrooms both with walk in closets! The main bathroom also houses the laundry room and a full 3-piece bathroom with walk in shower. The primary ensuite has a 4-piece bathroom with a tub/shower combo. The lower level is ready to be developed with the exterior walls already drywalled - you could easily put 2 additional bedrooms, another bathroom (it is roughed in) and a large rec room. Outside you have a large yard - the lot is oversized at 50ft x 130ft with raised garden beds in the back and an OVERSIZED GARAGE - 30ft x 30ft that needs to be seen to be appreciated! It has side alley access along with a man door to the



yard. There is a large overhead door for parking access and you would still have space for a workshop area. There is an overhead area for a anchor that you could use to work on car motors / etc. Did I mention it's also heated?? There is room beside the garage for RV parking as well with ample alley room to maneuver. Homes in this area do not come up often! Book your showing today!

Built in 2014

Essential Information

MLS® #	A2223344
Price	\$545,000
Sold Price	\$560,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,348
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	118 6 Avenue Se
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1K4

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Oversized

Waterfront Creek

Interior

Interior Features	Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, See Remarks, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Date Sold	May 31st, 2025
Days on Market	5
Zoning	TND
HOA Fees	0.00

Listing Details

Listing Office Century 21 Foothills Real Estate

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