

# \$285,000 - 6, 50 8 Avenue Se, High River

MLS® #A2246487

**\$285,000**

2 Bedroom, 2.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Southwest Central High River, High River, Alberta

UNIQUE OPPORTUNITY TO OWN A FREEHOLD TOWNHOME IN THE HEART OF HIGH RIVER!

Welcome to 50 8 Ave SE, High River – a unique opportunity to own a charming 2-bedroom, 1.5-bathroom row-style home. This bi-level home offers a thoughtfully designed layout. The main floor features a bright and open living area, a spacious kitchen, dining space, and a generously sized balcony – perfect for enjoying your morning coffee or summer BBQ's. Downstairs, you'll find two well-sized bedrooms and a full bathroom, providing privacy and comfort. The half bathroom on the main floor adds convenience for guests. With its central location in High River, you're walking distance to parks, gym's, shops, and all the amenities the community has to offer. Whether you're a first-time buyer, looking to downsize, or an investor, this property delivers exceptional value without the ongoing costs of condo living.

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2246487  |
| Price     | \$285,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 579           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 6, 50 8 Avenue Se            |
| Subdivision | Southwest Central High River |
| City        | High River                   |
| County      | Foothills County             |
| Province    | Alberta                      |
| Postal Code | T1V1E8                       |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Oven |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Lot Description   | Lawn                          |
| Roof              | Asphalt                       |
| Construction      | Concrete, Stucco, Wood Siding |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 23               |
| Zoning         | TND              |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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