



GRASSROOTS
REALTY GROUP

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314 12 Avenue SW
High River, Alberta

MLS # A2306474



\$679,000

Division:	Old Rodeo Grounds		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,381 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	n/a		

Welcome to this beautifully updated 4 bedroom, 3 bathroom 4-level split located on 12th Ave SW—one of the most desirable streets in High River—set on an oversized 80’x115’ lot. This home has seen a great refresh both inside and out. The main floor and upper level feature hardwood flooring, along with a stunning new kitchen complete with custom cabinetry, quartz countertops, and stainless steel appliances. Upstairs offers 3 bedrooms, a 4 piece bathroom, and a 3 piece ensuite in the primary bedroom. One level down includes a spacious family room with a high-efficiency wood-burning fireplace, a 4th bedroom, a 3 piece bathroom, and a laundry room with a walk-up second entrance to the backyard. The lower level features a functional kitchenette with ample cabinetry, sink, and refrigerator, along with an open concept living space. Outside, enjoy the oversized deck, double detached garage, and dedicated RV parking pad, along with plenty of grass area, a shed, and a garden to round out the backyard space.