



**506 4 Street SW**  
**High River, Alberta**

**MLS # A2306522**



**\$799,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Old Rodeo Grounds  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 2,041 sq.ft.   | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.30 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Laminate, Tile, Vinyl               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cedar, Composite Siding, Stone, Wood Frame        | <b>Zoning:</b>    | TND |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** Two sump pumps in basement, radon remover, dehumidifier, storage shed, Miscellaneous items in backyard

Welcome to one of the most desirable locations in all of High River! Situated on a 0.3 acre lot, this 5 bedroom, 3.5 bathroom level entry bungalow with over 2,000 sq ft on the main floor backs directly onto George Lane Park and is tucked at the end of the street, with walking paths leading to both the park and the Highwood River. This home has been meticulously maintained and completely redone on the exterior with Hardie board siding that blends beautifully with cedar shakes. Inside features an oversized primary bedroom with a 117 sq ft walk-in closet and a 4 piece en-suite. The basement has been fully remodeled with high-end waterproof ceiling tiles, flooring, and walls, offering an incredible rec space along with a 3 piece bathroom and an additional bedroom or office. The backyard offers mature trees, perennials, a garden, storage shed, and an asphalt walking path. This home truly needs to be seen in person to be appreciated. Book your showing today!