



**8, 50 8 Avenue SE**  
**High River, Alberta**

**MLS # A2306628**



**\$249,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	618 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Primary Downstairs		

**Inclusions:** N/A

Looking for an affordable home in High River that's updated, well cared for and close to everything? This one checks all the boxes and best of all: no condo fees! This bi-level home offers 2 bedrooms, 1.5 bathrooms and 1,180 sq ft of functional space. The layout is practical and comfortable, with a bright main floor for everyday living and both bedrooms set on the lower level, ideal for added privacy, better sleep or a quieter work-from-home setup. A number of important updates have already been completed, including new subfloor and laminate flooring (2023), updated lighting, modern plumbing fixtures and a freshly re-stained deck (2025). The furnace and hot water tank have also been recently serviced, making this a solid move-in ready home. With no condo fees, no condo board and no condo lifestyle restrictions, you get full ownership freedom! Enjoy a walkable lifestyle and live just minutes from downtown shops, restaurants, local markets and year-round events. The Bob Snodgrass Recreation Complex, nearby parks, walking trails and river pathways are all close by, making it easy to stay active and enjoy the outdoors. Even groceries and daily essentials are just a short walk away. If you're searching for a starter home in High River, a downsizing option, or a real estate investment in a growing community, this property is for you! Updated, well-located and easy to own.