



GRASSROOTS
REALTY GROUP

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117 5 Avenue SE
High River, Alberta

MLS # A2307229



\$544,900

Division:	Downtown High River		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,198 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

**** BRAND NEW 2 CAR GARAGE INCLUDED IN PRICE + FULLY DEVELOPED BASEMENT ** 2245 SQ/FT OF BRAND NEWLY BUILT LUXURY LIVING SPACE**** Front sidewalks & final grading will be fully completed in May for this stunning fully move-in-ready bungalow on a quiet street in the heart of High River. The main level features a bright and functional layout with main floor laundry and utility room, along with a spacious primary retreat complete with a walk-through closet and a highly upgraded ensuite showcasing a tiled shower, double sinks, and an oversized vanity. A convenient 2-piece bath completes the upper level. At the heart of the home, the kitchen is thoughtfully designed with custom cabinetry and ample storage, blending style and functionality for everyday living. Downstairs, the fully developed basement provides additional living space with a comfortable den area, two oversized bedrooms, and a 3-piece bathroom—perfect for guests or extended family. Enjoy the added benefit of a double attached garage, along with a location just minutes from downtown amenities, parks, and walking paths. This home offers the perfect balance of comfort, convenience, and flexibility at a great price in a wonderful town. *Some photos are virtually staged & no furniture is included*