



GRASSROOTS

REALTY GROUP

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**815 3 Street SW
High River, Alberta**

MLS # A2311006

\$519,900



Division:	Old Rodeo Grounds		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,371 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, On Street, Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours E		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Preserved Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Basement Suite - Electric Stove, Dishwasher and Fridge

Welcome to this rare find at 815 3rd Street SW in the heart of High River! This beautifully maintained home offers exceptional curb appeal, an amazing location, and the added benefit of a well-kept legal suite — perfect for investment, multi-generational living. Situated on a mature, fully landscaped corner lot, this property is conveniently located close to the hospital, schools, parks, walking paths, library, and recreation facilities and downtown High River. Step inside to a large and inviting foyer that opens into a bright living room featuring stunning south-facing bay windows. The open-concept layout creates excellent flow throughout the main living spaces, making it ideal for both everyday living and entertaining. The spacious dining area is filled with natural light from additional south-facing bay windows and features double doors leading to the back deck. The kitchen is functional, offering plenty of cabinetry, a wall pantry, and generous workspace. The main floor also features a spacious second bedroom, a 5-piece guest bathroom with double vanity, tub, and shower, plus a beautiful primary bedroom complete with a large walk-in closet, two east-facing windows, and a private 3-piece ensuite with linen storage. Just off the kitchen is access to the back entrance and laundry area, leading to the lower level where you'll find additional storage and utility space along with the legal suite. The lower legal suite is thoughtfully designed with an open floor plan, large kitchen and dining area, cozy living room with gas fireplace, two bedrooms a 4-piece bathroom and storage area. Outside, enjoy two separate deck spaces — an east-facing deck perfect for morning coffee and a west-facing deck ideal for entertaining or soaking up the afternoon sun. The property also includes a large single detached garage, parking pad, mature trees, and abundant storage

throughout the home. This is a fantastic opportunity to own a meticulously cared-for property in one of High River's most desirable locations. Pride of ownership is evident throughout!