



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

533 4 Street SW
High River, Alberta

MLS # A2320677



\$449,000

Division:	Central High River		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,366 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Log	Zoning:	TND
Foundation:	Other	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Charming Lindal Cedar Home in a Prime West High River Location Nestled on a beautiful, tree-lined street in West High River, just steps from George Lane Park and within walking distance to downtown, this custom-built Lindal cedar home offers warmth, character, and timeless appeal. Step inside to discover inviting laminate flooring and a spacious living room highlighted by a cozy wood-burning stove, creating the perfect gathering space for family and friends. The bright kitchen flows seamlessly into the dining area, where large windows provide peaceful views of the mature, treed front yard. The main floor features a generous primary bedroom, conveniently located beside a versatile den that opens directly into a sunroom—an ideal spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, you'll find two unique bedrooms, each with its own private balcony overlooking the picturesque yard, adding charm and character rarely found in today's homes. A convenient 2-piece bathroom completes the upper level. The attached 20' x 20' double garage provides excellent storage and functionality, while the mature lot offers privacy and a tranquil setting. If you've been searching for a home with distinctive architecture, warmth, and an unbeatable location close to parks, walking paths, and downtown amenities, this is an opportunity you won't want to miss. Call today to book your private showing and experience the charm of this exceptional High River home.