



GRASSROOTS
REALTY GROUP

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14 Mist Road SW
High River, Alberta

MLS # A2327504



\$399,900

Division:	McLaughlin Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: shed, dog house, washer and dryer upstairs(as-is)

Located in the desirable southwest area of High River, this bungalow offers plenty of potential on a mature lot with a private, fully fenced backyard. There's ample space to build a large garage or shop while still enjoying the existing yard, complete with mature trees, a dog run, and a double dog house. The main floor features three bedrooms, a full 4-piece bathroom, and a 2-piece ensuite off the primary bedroom. The partially finished basement has direct access off the rear entrance and includes a kitchenette, fourth bedroom, den, and a spacious rec room with a wood-burning fireplace, offering flexibility for extended family or additional living space. The single garage is currently used for storage but can easily be converted back to parking. Recent updates include a new water softener, kitchen appliances, and fencing. The basement has been finished with metal studs and water-resistant click flooring for added durability. Conveniently located close to community gardens, the outdoor skating rink, parks, schools, downtown shopping, and the Happy Trails pathway system. This home requires some TLC but offers a solid opportunity to add value in a sought-after neighbourhood.