



GRASSROOTS
REALTY GROUP

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2004 4 Avenue SE
High River, Alberta

MLS # A2330719



\$435,000

Division:	Sunrise Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	902 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TND
Utilities:	-

Inclusions: Vegetable Hydroponic setup in basement

Welcome to this well-maintained bi-level situated on a quiet no-through road in a family-friendly neighbourhood. Proudly offered by only its second owners, this home combines practical living spaces with an exceptional outdoor setting. The bright main floor offers 902 sq. ft. of living space with an abundance of natural light, two bedrooms, and a convenient Jack & Jill 4-piece bathroom shared between the primary and second bedroom. Carpet and vinyl plank flooring provide comfort and durability throughout. The fully developed basement adds approximately 600 sq. ft. of living area and features a spacious family room, a third bedroom, and an additional 4-piece bathroom, creating the perfect space for guests, teenagers, or a growing family. A fully operational hydroponic vegetable growing system is also located in the basement and can be included for buyers looking to grow fresh produce year-round. Outside is where this property truly shines. Situated on a beautifully landscaped corner lot, you'll appreciate the mature fruit trees, perennial flower beds, decorative rock features, vegetable garden, underground irrigation system, and fully fenced yard. A two-tier deck provides plenty of space for entertaining, while the above-ground pool can also be included for summer enjoyment. Rear alley access leads to a convenient parking pad. Located within walking distance to Holy Spirit Academy, Joe Clark School, and the No Frills shopping area, this property offers a fantastic combination of location, functionality, and outdoor living. Whether you're looking for your first home, a place to raise a family, or simply a property with a truly exceptional yard, this home is well worth a look. Make this one Your Home, Your Castle before it's too late!