



GRASSROOTS
REALTY GROUP

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909 6 Street SW
High River, Alberta

MLS # A2338853



\$539,900

Division:	Southwest Central High River		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, Single Gar		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Primary Downstairs, Vinyl Windows		

Inclusions: N/A

A RARE OPPORTUNITY in one of High River's most sought-after neighbourhoods! This is the kind of location people wait for: within a stone's throw of the hospital, ball-kicking distance to Spitzee School and an easy stroll to George Lane Park, downtown, walking paths and some of the best events in town. No circling the block looking for parking required! Offering approximately 1,600 sq. ft. of developed living space, four bedrooms and two full bathrooms, this warm and welcoming home makes exceptionally smart use of every square foot. The spacious lower-level primary bedroom is a wonderful retreat, complete with a lovely ensuite, while the additional bedrooms provide flexibility for children, guests, a home office or hobbies. Thoughtfully renovated and extensively improved over the years, the home offers all the character of an established neighbourhood without the daunting old-house to-do list. Updates include the kitchen, bathrooms, flooring, windows and back deck, along with important behind-the-scenes improvements such as attic asbestos remediation, plumbing, electrical, furnace, hot water tank, roofing and more. Then there's the YARD! Big, beautiful, private and filled with possibility, with plenty of room to garden, gather, play or dream even bigger. Subject to Town approval, the generous lot may offer potential for a larger garage, carriage suite or an incredible backyard setup. Charming, comfortable and surprisingly functional, this is a home that proves thoughtful space, an amazing yard and an unbeatable location matter far more than sheer size. Come see why this one has been so easy to fall in love with!