



GRASSROOTS
REALTY GROUP

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334 4 Avenue SE
High River, Alberta

MLS # A2348314



\$469,900

Division:	Central High River		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,462 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Overhead		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Sump Pump(s)		

Inclusions: n/a

COUNTRY CHARM MEETS MODERN UPDATES! This quaint and charming home offers a unique blend of character, warmth, and modern touches, with the inviting feel of a cozy cabin or lake house. The main floor features a spacious, welcoming living room, two bedrooms, a 5-piece bathroom, and a newer country-style kitchen complete with a cozy eating nook. The full loft is a standout feature, offering a private third bedroom, bath, and bonus room—an ideal primary retreat. Step onto the Juliet balcony from the bonus room and enjoy a little extra charm and privacy. Downstairs, the basement offers a fantastic man cave/games room along with a spacious, bright laundry room. Outside, the east-facing deck provides the perfect private spot for morning coffee and overlooks the fully fenced backyard. The oversized double garage measures an impressive 23'5" x 29'1", features a brand-new door and opener, and is conveniently accessed from the back alley. Located on a mature, tree-lined street with quiet neighbours, this is not your cookie-cutter home—it's unique, solidly built, and full of character. Enjoy an unbeatable location within walking distance to downtown, shopping, parks, Happy Trails, all three levels of schools, and the newly renovated recreation centre. A truly special home with charm you simply won't find in a typical subdivision! Please click the multimedia tab for an interactive, virtual 3d tour and floor plans.