



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102 4 Avenue SE
High River, Alberta

MLS # A2348611



\$425,000

Division:	Central High River		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: Garage shelving

HANDYMAN SPECIAL — Exceptional value with this large (1872 Sq.Ft + finished basement) family home with 4 BEDROOMS on the upper level, located in a peaceful, well-established, walkable neighbourhood. This home sits on a MASSIVE 60 x 92 foot lot, with a 2-car attached garage + driveway! This home is priced to reflect necessary updates that are required: a new roof, plumbing repairs, and other work that this home will require. This property presents an outstanding opportunity for buyers, renovators, or families who want to create their ideal home while securing one of the best values in the community. The main floor is spacious and flows exceptionally well, offering a formal sitting room at the front of the home and a formal dining room for entertaining. A cozy family room adjacent to the kitchen features patio doors that lead to a private deck and is anchored by a wood-burning fireplace, creating a warm gathering space for everyday living. The main floor laundry provides practical convenience. These well-laid-out rooms make the home easy to use and ideal for family life or hosting guests, complete with a main floor 2-pc powder room. Upstairs, the upper level offers FOUR generous bedrooms and two full bathrooms, highlighted by a large primary bedroom with a private ensuite. The fully finished basement, renovated in 2014, significantly expands the home's living footprint with a second large family room that includes a newer electric fireplace added in the basement to enhance ambience and comfort. The lower level also contains a three-piece bathroom, a dedicated office and a generous storage room suitable for seasonal items, hobby supplies or workshop needs. Mechanical systems have seen important updates: two high-efficiency furnaces and the hot water tank were replaced in 2014. The oversized attached garage is insulated and

heated (garage heater works, but needs repairs), offering comfortable year-round use as a workshop or secure parking. The property sits on a private, large corner lot that provides excellent curb appeal, privacy and outdoor living options. The yard includes a large patio and the deck off the family room that are well suited to outdoor entertaining, gardening and family activities. The home's location is highly convenient — within comfortable walking distance to downtown shops and services, and close to schools of all levels and nearby parks. The neighbourhood is peaceful and community-oriented with friendly neighbours, making it particularly appealing to families. This home is being Sold, "As Is, Where Is" as a handyman special and requires renovation, new roof & plumbing fixed in main upper floor bathroom; it is priced to reflect those needs. Quick possession is possible, allowing a buyer to move in or begin renovations without delay. Even when taking renovations into consideration, this is one of the best-priced homes in the community, offering strong potential for equity growth for those willing to complete the work.