



GRASSROOTS
REALTY GROUP

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821 5 Street SE
High River, Alberta

MLS # A2352548

\$399,900

Division:	Southeast Central High River		
Type:	Residential/House		
Style:	Bi-Level		
Size:	863 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Sump Pump(s)		

Inclusions: Shed

Fully finished bi-level in an excellent neighbourhood, offering 4 bedrooms and 1.5 bathrooms. The main floor features a spacious living room with a newer, large picture window, a functional country-style kitchen with patio doors leading to the covered back deck, two good-sized bedrooms and a 4-piece bathroom. Downstairs offers two additional bedrooms, a half bath, family room and laundry room with extra storage. Outside, you'll find RV parking, a fully fenced backyard and convenient back alley access. Within walking distance to all three levels of schools, the rec centre, Happy Trails and shopping. A great opportunity to add your own personal touches and make this house your home! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.