

# \$535,000 - 223 2 Avenue Se, High River

MLS® #A2203440

**\$535,000**

3 Bedroom, 1.00 Bathroom, 1,338 sqft  
Residential on 0.22 Acres

Central High River, High River, Alberta

This 3-bedroom heritage home was built in 1920 and has been lovingly cared for. This home is on a large 9719 sq foot lot and is a gardener's paradise. The love and pride of ownership that has gone into the yard is evident by the child and animal proof garden, multiple perennials, carefully placed plants and trees and gorgeous rock pathway. The main floor has high ceilings as well as front and back freshly painted sunrooms, making for relaxing and peaceful mornings and evenings. This level also has a large living room and dining room along with a newer Wegener built kitchen that features an apron farmhouse double sink, wood cabinets and a sunny dining nook. On the upper level there are three spacious bedrooms, two with walk-in closets, as well as a 4-piece bathroom that has been renovated while keeping the charm of the era of the home, including a clawfoot tub. The basement is fully useable, has the laundry area as well as cold storage, and has been reinforced with metal studs, Styrofoam insulation, weeping tile and a sump pump. This home is fully fenced and has a newer 50-year low maintenance tin roof. There are two garages including a new double garage with Hardie board siding and a 100-amp panel, plus a single garage with a newer door and matching tin roof. Extras in this one-of-a-kind home include a high efficiency furnace, new hot water tank, updated wiring, and plans have been drawn up for a bathroom and laundry room where the current back sunroom is. The



plans will be left for the new owners. Located on a quiet, tree lined street within walking distance to downtown, this eye-catching home and property are a showstopper! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 1920

### **Essential Information**

MLS® #	A2203440
Price	\$535,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,338
Acres	0.22
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	223 2 Avenue Se
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1G7

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Single Garage Detached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, No Smoking Home, Soaking Tub, Walk-In Closet(s)
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Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Garden
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete, Combination

## Additional Information

Date Listed	May 14th, 2025
Days on Market	1
Zoning	TND

## Listing Details

Listing Office	RE/MAX Southern Realty
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