

\$375,000 - 418 8 Avenue Se, High River

MLS® #A2218277

\$375,000

2 Bedroom, 2.00 Bathroom, 665 sqft

Residential on 0.06 Acres

Southeast Central High River, High River, Alberta

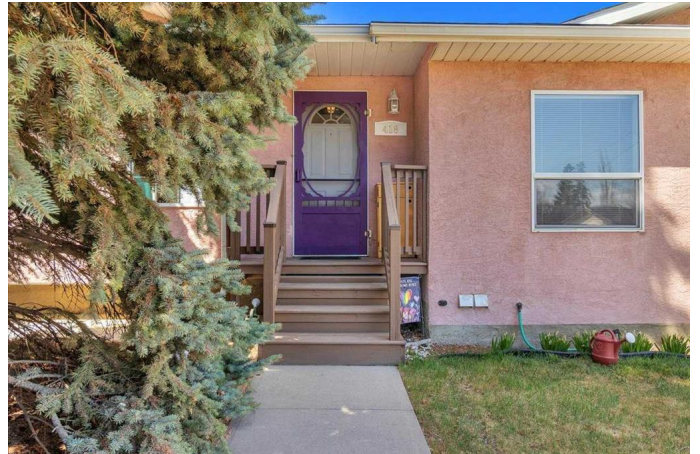
Welcome home to this cozy and inviting duplex, perfectly suited for first-time buyers! Centrally located in the heart of High River, this home is close to schools, shopping, and walking pathsâ€”with quick access to the highway for easy commuting.

As you enter, you're welcomed by a large, bright foyer that makes a great first impression and adds functional space for coats, bags, or a bench. The living room features vaulted ceilings and a large front window that lets in loads of natural light while a mature front tree keeps things private.

At the center of the home, you'll find a quiet denâ€”perfect for a home office or flex roomâ€”and an open dining area. The kitchen is efficient and well-laid out, offering plenty of cabinetry for storage or pantry space. It connects naturally to the living and dining areas, making it a comfortable hub for everyday life.

At the rear of the main floor is a full 4-piece bathroom, easily accessible from all main living areas.

Downstairs, the layout is smart and functional. The laundry is centrally located and makes laundry day a breeze. The primary bedroom is spacious and bright, with room for a king bed and more. It features direct access to a 2-piece ensuite bathroom and an adjoining storage area. The second bedroom also offers generous space, with a large walk-in closet and access to under-stair storageâ€”ideal for



seasonal bins or extra gear.

Out back, enjoy a large concrete patioâ€”great for outdoor lounging, BBQs, or hostingâ€”plus a spacious fenced yard with room to garden or let pets run. A single detached garage sits at the rear of the lot, along with a gravel parking pad thatâ€™s large enough to accommodate a medium-sized trailer or extra vehicle.

Call your favourite agent todayâ€”this one wonâ€™t last!

Built in 1997

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2218277 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 665 |
| Acres | 0.06 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 418 8 Avenue Se |
| Subdivision | Southeast Central High River |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1J3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Alley Access, Off Street, Parking Pad, Single Garage Attached, Gravel Driveway |

| | |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Oven |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 11th, 2025 |
| Zoning | R-2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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