

# \$499,900 - 902 6 Street Sw, High River

MLS® #A2225090

**\$499,900**

2 Bedroom, 1.00 Bathroom, 792 sqft

Residential on 0.22 Acres

Old Rodeo Grounds, High River, Alberta

**\*OPEN HOUSE SAT JUNE 7 9am-4pm\***

Welcome to this updated 2-bedroom, 1-bathroom bungalow nestled on a huge corner lot in sought-after SW near the Hospital. This home combines timeless character with modern upgrades, featuring rich hardwood flooring throughout the main level and extensive renovations, including updated plumbing and electrical systems and new central air conditioner. The full, unfinished basement offers possibilities for future development, while the oversized (30' x 24') double detached garage provides ample space for vehicles, storage, or a workshop. Enjoy outdoor living in the expansive yard surrounded by mature trees - perfect for gardening, entertaining, or relaxing. Located in a quiet, established area with excellent access to amenities, this property is ideal for first-time buyers, downsizers, or investors alike. Don't miss this rare opportunity to own a move-in ready home in High River's charming southwest community!

Built in 1955

## Essential Information

MLS® #	A2225090
Price	\$499,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	792
Acres	0.22
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	902 6 Street Sw
Subdivision	Old Rodeo Grounds
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1B3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
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Days on Market	20
Zoning	TND

**Listing Details**

Listing Office	Real Broker
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