\$625,000 - 201 11 Avenue Sw, High River

MLS® #A2222022

\$625,000

3 Bedroom, 3.00 Bathroom, 1,173 sqft Residential on 0.17 Acres

Old Rodeo Grounds, High River, Alberta

201 11 AvenueWelcome to 201 11 Avenue, a lovingly maintained bilevel home that has been cherished by the owner for over 30 years. This inviting residence beautifully blends comfort and originality, making it the perfect place to call home. As you enter, you'll be greeted by a spacious main living area filled with natural light from large windows. The generous living room flows seamlessly into the dedicated dining area, while the functional and spacious kitchen is perfect for culinary enthusiasts. The main floor features three comfortable bedrooms, including a primary suite with a convenient 2-piece ensuite. The home boasts several recent upgrades, including a newer metal roof and a recently replaced hot water tank, ensuring peace of mind for years to come. The partially finished basement is a blank canvas, with egress windows on three out of four walls that flood the space with light. This versatile area offers the potential for creative transformation, whether as additional living space or a multi-generational suite. It also includes a finished 3-piece bathroom and provides direct access to the main floor. Step outside to discover a stunning backyard oasis, featuring a double-tiered deck that overlooks an expansive yard, perfect for outdoor gatherings. A lovingly maintained garden and blossoming fruit trees add to the charm of this outdoor space. Additional perks include an oversized double garage and ample RV parking available at the back of the propertyThe owner looks forward to enjoying







one last summer in this beloved home before passing it on to the next fortunate owner. Don't miss out on this unique opportunityâ€"book your showing with your favorite realtor today!

Built in 1973

Essential Information

MLS® # A2222022 Price \$625,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,173 Acres 0.17 Year Built 1973

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 201 11 Avenue Sw Subdivision Old Rodeo Grounds

City High River

County Foothills County

Province Alberta
Postal Code T0L1B0

Amenities

Parking Spaces 4

Parking Double Garage Detached, RV Access/Parking

of Garages 2

Interior

Interior Features Ceiling Fan(s), Separate Entrance, Vinyl Windows, Central Vacuum

Appliances Microwave, Range Hood, Refrigerator, Window Coverings, Electric

Stove, Washer/Dryer

Heating High Efficiency

Cooling None
Has Basement Yes
Basement Partial

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Level,

Pie Shaped Lot

Roof Metal

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 172 Zoning TND

Listing Details

Listing Office CIR Realty

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