

# \$380,000 - 240 4 Avenue Se, High River

MLS® #A2228535

## \$380,000

3 Bedroom, 2.00 Bathroom, 1,181 sqft

Residential on 0.11 Acres

Central High River, High River, Alberta

Step inside this nicely renovated character home and discover the perfect blend of vintage charm and modern upgrades. Located on a large, fenced corner lot in central High River, this home is just blocks from downtown shops, restaurants, schools, parks, and the site of the renowned International Balloon Festival—and it's™ outside the main flood zone. With updated vinyl siding and a wrap-around deck, it offers standout curb appeal in a walkable, vibrant neighbourhood. Inside, the home is bright and welcoming, featuring newer windows, luxury vinyl plank flooring, and a high-efficiency furnace. The upper level offers two comfortable bedrooms, including a spacious primary with a room-length closet and a sleek 4-piece bathroom. On the main floor, enjoy the convenience of a stylish 2-piece bathroom, stackable laundry, a cozy living room, and a flexible front room off the foyer—ideal as a third bedroom, office, or den. With its thoughtful updates and a location that puts you at the heart of everything, this is a rare opportunity to own a home that delivers character, comfort, and convenience in equal measure.

Built in 1948

## Essential Information

MLS® # A2228535

Price \$380,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,181
Acres	0.11
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	240 4 Avenue Se
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1H4

### Amenities

Parking Spaces	2
Parking	Front Drive, Gravel Driveway, Off Street, Parking Pad

### Interior

Interior Features	Granite Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 6th, 2025

Days on Market            11

Zoning                        TND

### **Listing Details**

Listing Office                Royal LePage Benchmark

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