

# \$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

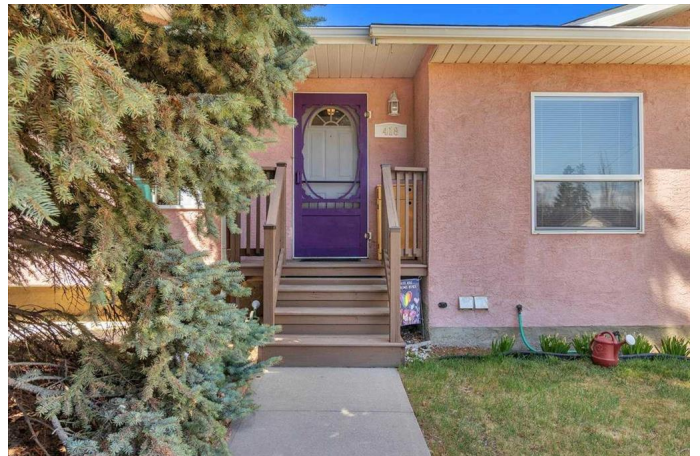
Welcome home to this cozy and inviting duplex, perfectly suited for first-time buyers! Centrally located in the heart of High River, this home is close to schools, shopping, and walking pathsâ€”with quick access to the highway for easy commuting.

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
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### 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
Days on Market	2
Zoning	R-2

### Listing Details

Listing Office	RE/MAX Complete Realty
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