

# \$380,000 - 35 4 Avenue Se, High River

MLS® #A2238867

## \$380,000

5 Bedroom, 2.00 Bathroom, 1,159 sqft

Residential on 0.12 Acres

Southeast Central High River, High River,  
Alberta

A unique opportunity awaits! This Judicial Listing is offered "As Is, Where Is," making it a perfect handyman special. With significant potential for customization and enhancement, it's an incredibly attractive price point in a highly desirable and convenient location. Bring your vision!

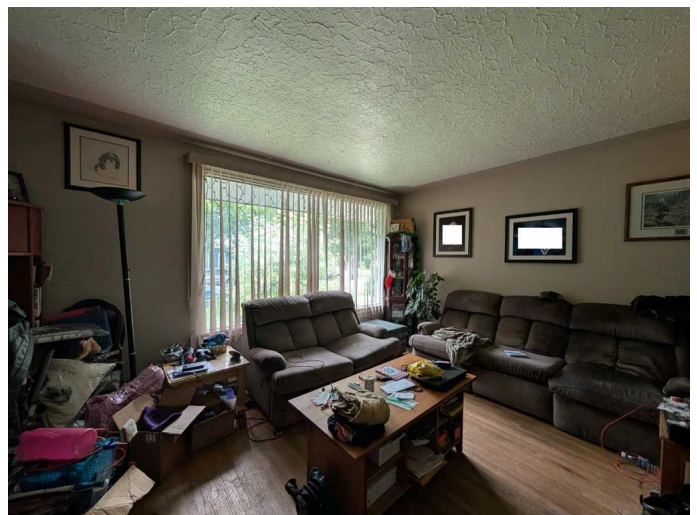
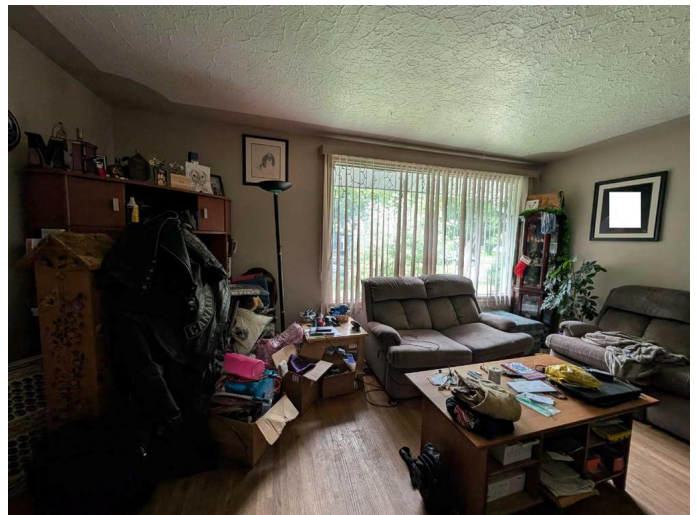
Built in 1943

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238867    |
| Price          | \$380,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,159       |
| Acres          | 0.12        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 35 4 Avenue Se               |
| Subdivision | Southeast Central High River |
| City        | High River                   |
| County      | Foothills County             |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1V 1G3 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 40              |
| Zoning         | TND             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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