

\$499,900 - 406 8 Avenue Se, High River

MLS® #A2268474

\$499,900

4 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.13 Acres

Southeast Central High River, High River, Alberta

Welcome to this beautifully updated four-bedroom home, offering over 2500 hundred square feet of living space. The main level combines comfort and style, featuring two spacious bedrooms, an upgraded, modern bathroom, a large dining room, and a brand-new kitchen. The kitchen is beautifully lit by two large windows and is equipped with sleek countertops, ample counter space, brand new cabinets, upgraded appliances, as well as a walk-in pantry, making it perfect for your culinary adventures. The main level also offers a large living room with a grand bay window, bringing in even more natural light. Additionally, there is the convenience of upstairs laundry. Downstairs, you'll find two comfortable bedrooms, a stylish renovated bathroom, and a generous open area that can be easily serve as a cozy TV room, games area, or versatile bonus space. The basement also offers incredible flexibility with rough-plumbing and electrical for a future kitchen and laundry setup- making it ideal for a secondary suite, mother-in-law suite. A secondary suite would be subject to approval and permitting by the city/municipality. Outside, you'll find an attached, covered 300-square deck and oversized double-car garage with plenty of room for a workspace and extra storage. Located in a quiet neighborhood, this home blends timeless charm with modern conveniences. Call your Realtor to show.



Built in 1940

Essential Information

MLS® #	A2268474
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	0.13
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	406 8 Avenue Se
Subdivision	Southeast Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
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Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Brick/Mortar

Additional Information

Date Listed	November 3rd, 2025
Days on Market	6
Zoning	TND

Listing Details

Listing Office	TREC The Real Estate Company
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