

# \$474,900 - 418 Ellis Crescent, High River

MLS® #A2232755

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.18 Acres

Central High River, High River, Alberta

Charming Opportunity on Ellis Crescent, High River, Alberta

Located on a quiet street, this 1141 sq ft home offers incredible potential for those looking to put their personal touch on a property. Its central location is close to downtown and walking distance to the recreation centre. Featuring 3 bedrooms and 2 bathrooms on the main floor, this house provides a solid foundation for a comfortable family home. The basement also has an office, bathroom and a brick fireplace with gas insert to warm up the living space.

The large backyard is perfect for outdoor activities and entertaining, complemented by a detached garage and ample parking. While the home requires some tender loving care, its prime location and generous lot make it a fantastic opportunity to transform into your dream home in the heart of High River.

Built in 1972

## Essential Information

MLS® #	A2232755
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,142



Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	418 Ellis Crescent
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J1

### **Amenities**

Utilities	Cable Available
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, On Street, Additional Parking
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	56
Zoning	TND

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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