

# \$285,000 - 6, 50 8 Avenue Se, High River

MLS® #A2258083

**\$285,000**

2 Bedroom, 2.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Southeast Central High River, High River, Alberta

NOW VACANT. UNIQUE OPPORTUNITY TO OWN A FREEHOLD TOWNHOME IN THE HEART OF HIGH RIVER! Welcome to 50 8 Ave SE, High River – a unique opportunity to own a charming 2-bedroom, 1.5-bathroom row-style home. This bi-level home offers a thoughtfully designed layout. The main floor features a bright and open living area, a spacious kitchen, dining space, and a generously sized balcony—perfect for enjoying your morning coffee or summer BBQ's. Downstairs, you™ll find two well-sized bedrooms and a full bathroom, providing privacy and comfort. The half bathroom on the main floor adds convenience for guests. With its central location in High River, you™re walking distance to parks, gym's, shops, and all the amenities the community has to offer. Whether you™re a first-time buyer, looking to downsize, or an investor, this property delivers exceptional value without the ongoing costs of condo living.

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2258083  |
| Price     | \$285,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 579           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 6, 50 8 Avenue Se            |
| Subdivision | Southeast Central High River |
| City        | High River                   |
| County      | Foothills County             |
| Province    | Alberta                      |
| Postal Code | T1V1E8                       |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Back Lane, Lawn  |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stucco |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | TND                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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