

405 6 Avenue SW
High River, Alberta

MLS # A2270146



\$729,900

Division:	Central High River		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,839 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.11 Acre		
Lot Feat:	Gazebo, Level, Low Maintenance Landscape, Private, Rectangular Lot, Seclu		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt

Basement: Full

Exterior: Composite Siding, Wood Frame

Foundation: Wood

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: none

Immaculate custom home located in the west end of High River, close to hospital, schools and George Lane Park. This 4 bedroom home has been totally upgraded and is turn key. The main floor features Brazilian cherry hardwood floors, skylights and tons of natural light. The kitchen has granite counter tops, upgraded cabinets upgraded appliances. The kitchen overlooks and is open to the family room showcasing a gas fireplace and more custom cabinets. The family room opens out to a covered back deck. Formal Living room leads into the dinning room adjacent the butlers pantry. The master bedroom has a large walk-in closet and updated 3 pc ensuite. Main floor laundry with loads of cabinets and sink. The fully finished basement has two additional bedrooms with walk-in closets, a family room, 4 piece bathroom, craft room and tons more storage. The professionally landscaped front and back yard are very low to zero maintenance. Recent upgrade to property. Feb 2020 gas fireplace, garage heater, gas lines for backyard March 2020 oven softener panel December 2021 hot water tank 2021 microwave August 2022 fridge Oct 2022 front yard 2023 Electric fireplace Living room Downstairs tv room June 2023 new deck June 2023 landscape backyard August 2023 pergola backyard Garbage disposal September 2023 Finish longarm room New vacuum canister New roof October 2023 New shower glass December 2023 New dishwasher February 2024 New cooktop June 2024 New garage door