

# \$329,389 - 35 4 Avenue Se, High River

MLS® #A2238867

**\$329,389**

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!

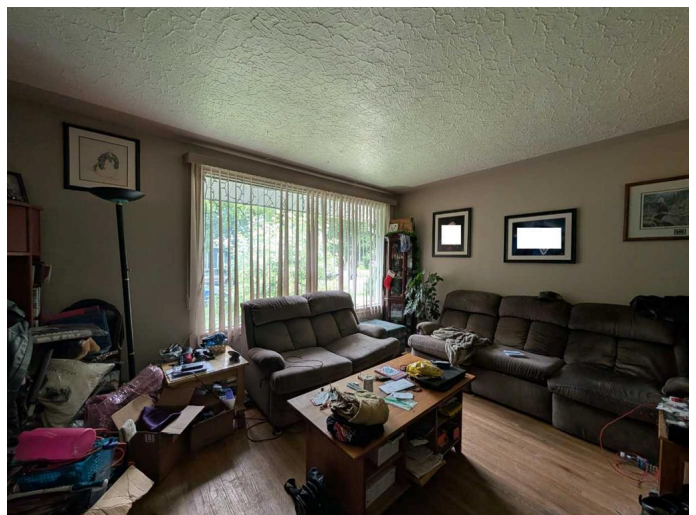
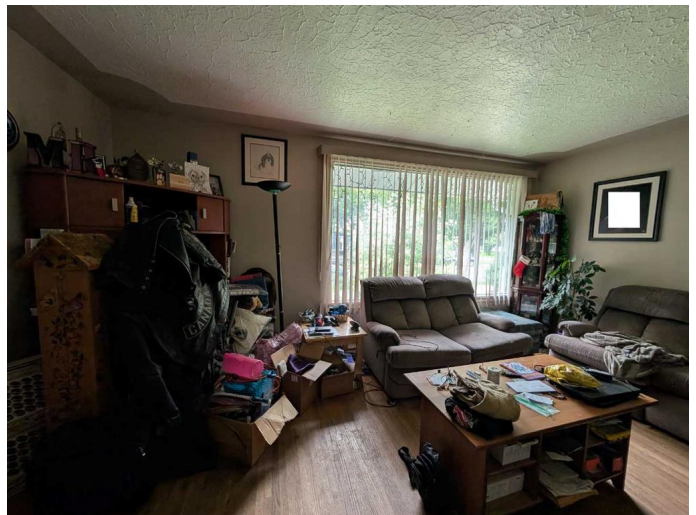
Built in 1943

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238867    |
| Price          | \$329,389   |
| 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 | 93              |
| Zoning         | TND             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.