

219 2 Avenue SE  
High River, Alberta

MLS # A2164632



## \$399,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1937 (87 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame, Wood Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Open House Saturday, September 14 and Sunday, September 15 from 1:00pm - 3:00pm. Well-kept bungalow on a tree-lined street with all of the charm of a heritage home, plus modern updates that maintain all the original character. The front porch of your dreams, perfect for your morning coffee, plus the original cedar bevel siding provide great curb-appeal. There are newer hardwood floors and a wood-burning fireplace in the living room. The kitchen has wood countertops, stainless steel appliances, and ample storage and prep space. One bedroom and a 3-piece bath complete the main floor. The crawlspace provides tons of heated storage. The backyard features a raised deck, and a large grassy area, plus a single-detached garage with back alley access. Updates include lifting the house, high efficiency furnace and hot water tank now on the main floor, new 100 panel and distribution, new plumbing through out including back flow preventor, butcher block counter tops, windows, doors, and shingles (2014).