

# \$319,000 - 1, 41 7 Avenue Se, High River

MLS® #A2216945

**\$319,000**

2 Bedroom, 2.00 Bathroom, 623 sqft

Residential on 0.03 Acres

Central High River, High River, Alberta

Welcome to contemporary living in the heart of High River! This beautifully designed 2-bedroom, 2-bathroom townhouse condo offers modern comfort with a stylish edge.

Featuring a private entrance, dedicated parking, and thoughtfully positioned windows to maximize natural light, this home is perfect for those seeking a low-maintenance lifestyle in a vibrant, people-first community. Inside, enjoy vaulted ceilings, quartz countertops, stainless steel appliances, and convenient in-unit laundry. Located just steps from local amenities and a short drive to the stunning Kananaskis region, this is your chance to embrace small-town charm without compromising on modern finishes and functionality. Whether you're downsizing, purchasing your first home, or looking for a peaceful place to call your own—this unit is a must-see!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216945  |
| Price          | \$319,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 623       |
| Acres          | 0.03      |
| Year Built     | 2018      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Bi-Level      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1, 41 7 Avenue Se  |
| Subdivision | Central High River |
| City        | High River         |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1V 1E9            |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Landscaped                     |
| Roof              | Asphalt Shingle                |
| Construction      | Composite Siding, Vinyl Siding |
| Foundation        | Poured Concrete                |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 17            |
| Zoning         | TND           |

### Listing Details

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