

# \$535,000 - 80 2 Street Se, High River

MLS® #A2201632

**\$535,000**

3 Bedroom, 2.00 Bathroom, 895 sqft  
Residential on 0.19 Acres

NONE, High River, Alberta

This charming bungalow in High River offers an ideal blend of comfort, functionality, and thoughtful updates. Situated on a spacious corner lot in a quiet neighborhood, this home provides plenty of indoor and outdoor space to enjoy. The layout is both practical and flexible, featuring 2 bedrooms on the main floor, plus a fully finished basement with a large 3rd bedroom and an adjoining flex space—perfect for a gym, office, or even a 4th bedroom. Step inside to an open and inviting main floor, where the living and dining areas flow seamlessly together over durable hardwood and tile flooring. Crown moulding adds a refined touch, while a beautiful corner fireplace serves as a cozy focal point. French doors in the living room let in plenty of natural light and provide direct access to the backyard, creating a bright and welcoming atmosphere. The kitchen is designed for both style and efficiency, offering a central island, stone countertops, stainless steel appliances, and a surprisingly spacious pull-out pantry for extra storage. The main bathroom includes a stand-up shower with low-flow fixtures, and the upper laundry is conveniently tucked away in this space, making daily chores a breeze. Downstairs, the fully developed basement adds even more versatility. The spacious rec room is perfect for relaxing or entertaining and includes a wet bar area. The oversized 3rd bedroom offers plenty of closet space, while the adjoining flex room can easily serve as a 4th bedroom, home office, or workout space. A



full 4-piece bathroom, additional storage, and a separate walk-up entrance to the backyard complete this level. The east-facing backyard is a standout feature, offering plenty of space to enjoy the outdoors. A deck and patio area provide the perfect setting for summer barbecues or morning coffee, while raised garden beds and mature landscaping—including flowering honeysuckle, lilacs, and perennials—create a peaceful retreat. Thoughtful additions such as xeriscaping and a rainwater recovery system help maintain the yard with ease and central air to keep comfortable in those hot Alberta summers. A single garage, paired with an extra-long driveway, ensures ample parking for multiple vehicles. This home has been well cared for over the years, with updates including a new roof in 2015 with 35-year shingles. Its prime location puts baseball diamonds, school fields, shopping, and everyday amenities all within walking distance, making it a fantastic opportunity for anyone looking to call High River home.

Built in 1970

### Essential Information

MLS® #	A2201632
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	895
Acres	0.19
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	80 2 Street Se
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1G6

### **Amenities**

Parking Spaces	3
Parking	Driveway, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Crown Molding, Kitchen Island, Pantry, Storage, Wet Bar, Stone Counters
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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