

# \$449,000 - 418 Ellis Crescent, High River

MLS® #A2232755

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.18 Acres

Central High River, High River, Alberta

Charming Opportunity on Ellis Crescent, High River, Alberta

Located on a quiet street, this 1141 sq ft home offers incredible potential for those looking to put their personal touch on a property. Its central location is close to downtown and walking distance to the recreation centre. Featuring 3 bedrooms and 2 bathrooms on the main floor, this house provides a solid foundation for a comfortable family home. The basement also has an office, bathroom and a brick fireplace with gas insert to warm up the living space.

The large backyard is perfect for outdoor activities and entertaining, complemented by a detached garage and ample parking. While the home requires some tender loving care, its prime location and generous lot make it a fantastic opportunity to transform into your dream home in the heart of High River.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232755  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,142     |



|            |             |
|------------|-------------|
| Acres      | 0.18        |
| Year Built | 1972        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 418 Ellis Crescent |
| Subdivision | Central High River |
| City        | High River         |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1V 1J1            |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Utilities      | Cable Available                                                     |
| Parking Spaces | 3                                                                   |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, On Street |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                                |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 2                                                                                             |
| Fireplaces        | Basement, Gas, Living Room, Wood Burning, Brick Facing                                        |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Stucco, Wood Frame         |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 62              |
| Zoning         | TND             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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