

**418 Ellis Crescent  
High River, Alberta**

**MLS # A2232755**



# \$499,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Central High River  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,142 sq.ft.  | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, On Street |               |                   |
| <b>Lot Size:</b> | 0.18 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Pie Shaped Lot                                |               |                   |

|                    |                              |                   |              |
|--------------------|------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Linoleum             | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full               | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | TND          |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | Cable        |
| <b>Features:</b>   | Central Vacuum               |                   |              |

**Inclusions:** N/A

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.