

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.