

# \$309,000 - 3, 41 7 Avenue Se, High River

MLS® #A2216977

**\$309,000**

2 Bedroom, 2.00 Bathroom, 692 sqft

Residential on 0.03 Acres

Central High River, High River, Alberta

Discover modern living with strong income potential in the heart of High River. This beautifully finished 2-bedroom, 2-bathroom townhouse condo is ideal for both LONG-TERM tenants and SHORT-TERM rental guests. With a private entrance, dedicated parking, and sun-filled interiors thanks to thoughtfully placed windows, this low-maintenance property is a turnkey investment. Vaulted ceilings, quartz countertops, stainless steel appliances, and in-suite laundry add to its premium appeal. Located steps from shops, restaurants, and community amenities—and just a short drive to the Kananaskis, a top destination for outdoor enthusiasts—this location is perfect for weekend travelers and professionals alike. Whether you're adding to your portfolio or entering the market with a versatile, rent-ready property, this unit checks all the boxes.

Built in 2018

## Essential Information

MLS® #	A2216977
Price	\$309,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	692
Acres	0.03
Year Built	2018



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

### Community Information

Address	3, 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	69
Zoning	TND

### Listing Details

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