

# \$625,000 - 201 11 Avenue Sw, High River

MLS® #A2222022

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 0.17 Acres

Old Rodeo Grounds, High River, Alberta

201 11 Avenue Welcome to 201 11 Avenue, a lovingly maintained bilevel home that has been cherished by the owner for over 30 years. This inviting residence beautifully blends comfort and originality, making it the perfect place to call home. As you enter, you'll be greeted by a spacious main living area filled with natural light from large windows. The generous living room flows seamlessly into the dedicated dining area, while the functional and spacious kitchen is perfect for culinary enthusiasts. The main floor features three comfortable bedrooms, including a primary suite with a convenient 2-piece ensuite. The home boasts several recent upgrades, including a newer metal roof and a recently replaced hot water tank, ensuring peace of mind for years to come. The partially finished basement is a blank canvas, with egress windows on three out of four walls that flood the space with light. This versatile area offers the potential for creative transformation, whether as additional living space or a multi-generational suite. It also includes a finished 3-piece bathroom and provides direct access to the main floor. Step outside to discover a stunning backyard oasis, featuring a double-tiered deck that overlooks an expansive yard, perfect for outdoor gatherings. A lovingly maintained garden and blossoming fruit trees add to the charm of this outdoor space. Additional perks include an oversized double garage and ample RV parking available at the back of the property. The owner looks forward to enjoying



one last summer in this beloved home before passing it on to the next fortunate owner. Don't miss out on this unique opportunity—book your showing with your favorite realtor today!

Built in 1973

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222022    |
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,173       |
| Acres          | 0.17        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 201 11 Avenue Sw  |
| Subdivision | Old Rodeo Grounds |
| City        | High River        |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T0L1B0            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Separate Entrance, Vinyl Windows   |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, |

|              |                             |
|--------------|-----------------------------|
|              | Window Coverings            |
| Heating      | High Efficiency             |
| Cooling      | None                        |
| Has Basement | Yes                         |
| Basement     | Partial, Partially Finished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Level, Pie Shaped Lot |
| Roof              | Metal   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 162            |
| Zoning         | TND            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.