

# \$499,900 - 131 2 Avenue Se, High River

MLS® #A2258568

**\$499,900**

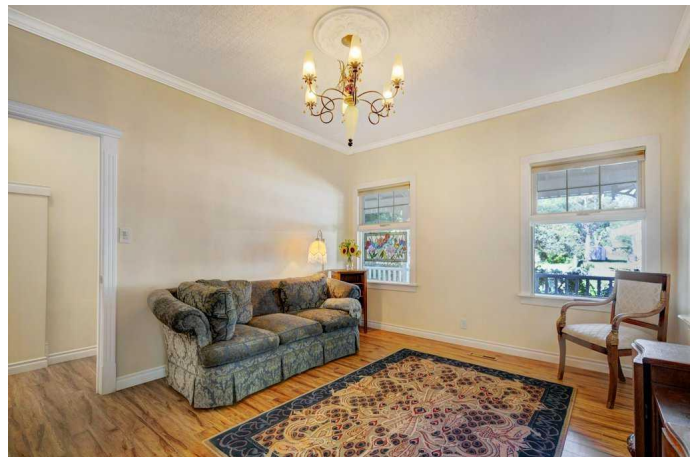
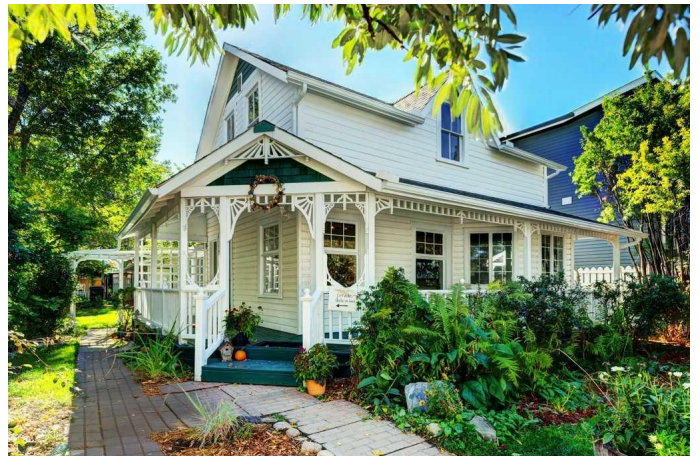
3 Bedroom, 2.00 Bathroom, 1,147 sqft  
Residential on 0.15 Acres

Central High River, High River, Alberta

Embrace a lifestyle immersed in heritage! This most charming and authentic registered heritage home in High River can now be yours! Featuring a wraparound porch and detailed ornamentation true to the early 20th century, the home retains many original design elements that have stood the test of time—offering both historical charm and the warmth of a well-loved Alberta home.

Inside, you™ll find three bedrooms and one and a half bathrooms, a graceful spindle staircase with ornamental wainscoting, and a stunning antique light fixture in the living room. The dining room, highlighted by a stone fireplace and vaulted ceiling, overlooks the beautiful south-facing backyard and deck. The antique buffet in the dining room can be included for additional cabinetry and other antiques could be negotiated also. The main floor includes a washer and dryer, quality kitchen appliances, and a butcher-block countertop. Natural light streams throughout the home from every direction, even through skylights in the stairwell and bathroom—so the stars can shine through at night.

Situated on a double lot, the property features mature trees and native Southern Alberta shrubs and perennial flowers, some of which have thrived as long as the house itself. The rhubarb, for instance, has been growing in this very spot for over 100 years!



The double garage, currently used as an art studio, is insulated with R22 in the walls and could easily be converted back into a garage, with the rough-in for the double door still in place. A charming playhouse and a vegetable garden plot add to the appeal, ready for your family's enjoyment and green thumb.

The location is excellent—just a short walk to shopping, parks, restaurants, historic downtown, and more.

Move in soon and embrace a creative lifestyle in a home and setting that truly transcend time!

Built in 1907

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258568          |
| Price          | \$499,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,147             |
| Acres          | 0.15              |
| Year Built     | 1907              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 131 2 Avenue Se    |
| Subdivision | Central High River |
| City        | High River         |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1V 1G7            |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Wood Windows                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Dining Room, Stone, Wood Burning                                                             |
| Has Basement      | Yes                                                                                          |
| Basement          | Partial, Unfinished                                                                          |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                       |
| Lot Description   | Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped, Level, Native Plants, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Wood Frame, Wood Siding                                                                      |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 20                   |
| Zoning         | TND                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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