

# \$799,900 - 130 8 Avenue Sw, High River

MLS® #A2213115

## \$799,900

0 Bedroom, 0.00 Bathroom, 1,868 sqft

Multi-Family on 0.00 Acres

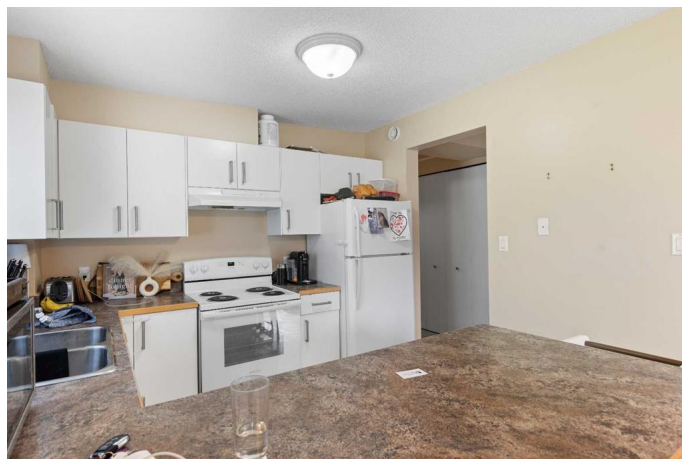
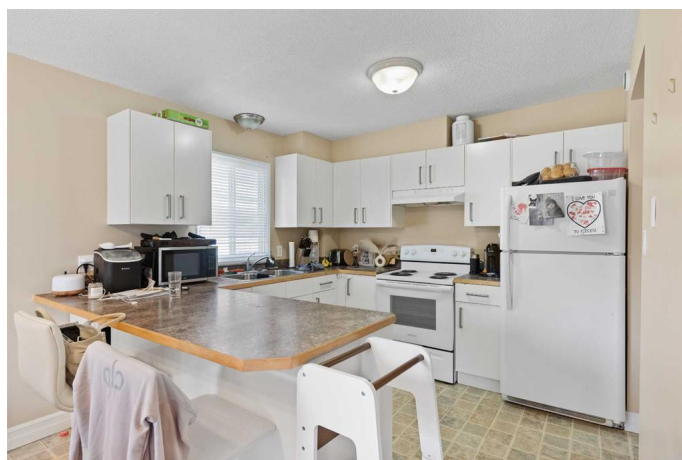
Central High River, High River, Alberta

7.4% return. This fully rented legal fourplex is well maintained and in a quiet 100% residential neighborhood. Each unit is approximately 900 square feet and has two bedrooms, one bathroom and laundry. All four units are almost identical floorplans and have five appliances. The lower suites have very large windows, and the upper suites have decks. The lot is 80' x 127' with back lane access and 7 parking stalls that have plug-ins. All furnaces and hot water tanks were replaced in 2013. All electric panels are 100 amp; two were replaced in 2013 and two in 2021. Each unit is separately metered for electricity, natural gas and water & sewer. The building is in very good condition and has a trouble-free metal roof. It is less than three blocks walking distance to downtown High River, Spitzee School, High River Hospital and George Lane Park. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 1970

## Essential Information

MLS® #	A2213115
Price	\$799,900
Bathrooms	0.00
Square Footage	1,868
Acres	0.00
Year Built	1970



Type	Multi-Family
Sub-Type	4 plex
Status	Active

### Community Information

Address	130 8 Avenue Sw
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1A3

### Amenities

Parking Spaces	4
Parking	Stall, Alley Access, On Street

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
Days on Market	18
Zoning	TND

### Listing Details

Listing Office	RE/MAX Southern Realty
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