

\$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

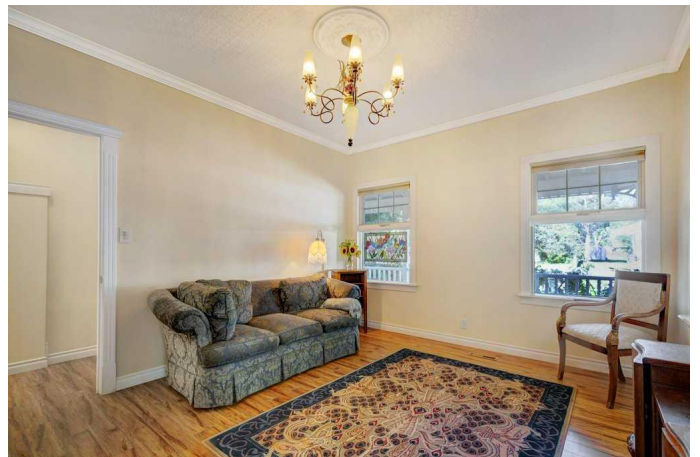
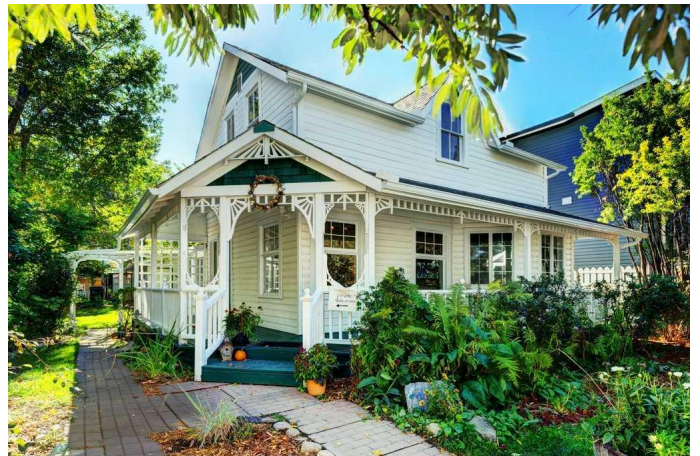
Central High River, High River, Alberta

OPEN HOUSE & ART SALE, WED
OCTOBER 8 12:00-2:30PM. 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
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	Stone, Wood Burning, Dining Room
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

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

Additional Information

Date Listed	September 24th, 2025
Days on Market	15
Zoning	TND

Listing Details

Listing Office	MaxWell Capital Realty
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