

\$472,500 - 131 2 Avenue Se, High River

MLS® #A2258568

\$472,500

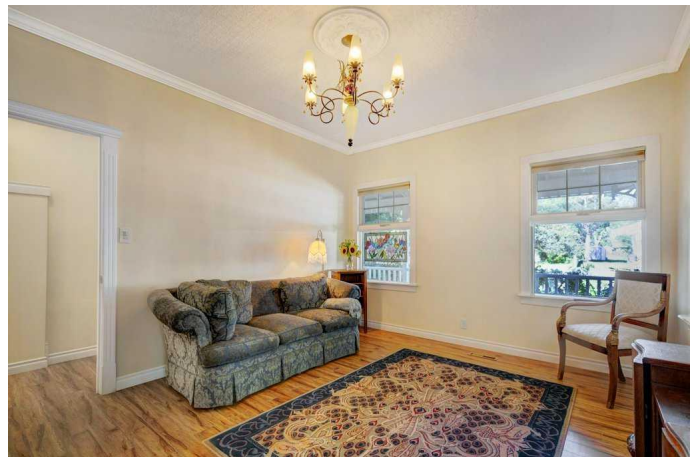
3 Bedroom, 2.00 Bathroom, 1,147 sqft
Residential on 0.15 Acres

Central High River, High River, Alberta

OPEN HOUSE SAT NOV 22nd 1-4PM.
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. Upgrades include exterior paint on clapboard siding, railings and decks, new eavestroughs, new rough shingles on south roof (and only 10-12 years on rest of house), freshly painted inside, and upgrades in bathrooms. Furnace, hot water tank, and electric panel replaced in 2013. Possible grants available for registered heritage properties also. See the historical bylaw on title in the supplements.

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	\$472,500
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	Wood Burning, Dining Room, Stone
Has Basement	Yes
Basement	Partial

Exterior

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

Additional Information

Date Listed	September 24th, 2025
Days on Market	58
Zoning	TND

Listing Details

Listing Office MaxWell Capital 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.