

# \$439,500 - 906 7 Street Sw, High River

MLS® #A2215296

**\$439,500**

1 Bedroom, 1.00 Bathroom, 1,006 sqft  
Residential on 0.14 Acres

Old Rodeo Grounds, High River, Alberta

A Timeless Treasure in High River... Discover the charm of this meticulously maintained 1.5-storey home that beautifully marries historic character with modern updates. Situated in the highly sought-after southwest community of High River, this delightful residence is a true gem waiting for its next owner. Curb Appeal - upon arrival, youâ€™ll be greeted by a stunning copper roof and classic cedar shake shingles, combining durability with undeniable curb appeal. The exterior exudes a warm welcome, setting the stage for the inviting atmosphere that awaits inside.

A Warm and Inviting Interior, step inside to find a cozy and efficient layout that maximizes both space and comfort. The living areas are perfect for relaxation or entertaining, while the beautiful modern kitchen shines with modern functionality and bright, airy vibes. This space is designed for both culinary creativity and casual gatherings.

A Private Retreat, venture upstairs to discover the master bedroom, tucked away in the loft. This private retreat offers a spacious yet intimate atmosphere, providing a peaceful escape at the end of the day. Itâ€™s the perfect spot to unwind and recharge.

A Home with a Rich History, originally built in the early 1900's, this home has undergone significant transformations over the decades. An addition in the 1940s expanded the kitchen area and front porch, and in 2013, Samaritanâ€™s Purse took this home on as a



special project post-flood, ensuring that no detail was overlooked. With new support beams, updated wiring and plumbing, and full re-insulation using spray foam, Roxul, and batt insulation, this home is not only charming but also highly energy-efficient. The owner has continued to maintain the property diligently. Exceptional Outdoor Space - a quaint yard with a large wooden deck out the back door on the east side of the house makes for the perfect morning coffee spot! The property features an oversized double detached garage, heated and accessible via the back alley. This versatile space is perfect for storing vehicles, pursuing hobbies, or setting up a workshop. Previously used as a studio, the garage boasts large oversized windows, large barn doors and clean finishes that are sure to impress. It has a 200 amp panel and 40 amp outlets, catering to a variety of needs. There is a parking pad beside the garage on the north side and room to store a small RV or trailer on the south side of the garage, with a gate to close it off from the alley. This is a Rare Opportunity, homes in this desirable southwest pocket of High River are highly desirable, especially those that have been cared for with such love and attention. Don't miss your chance to own a home that's truly one of a kind. Schedule a viewing today and experience the unique charm of this home for yourself!

Built in 1929

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215296  |
| Price          | \$439,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,006     |

|            |                   |
|------------|-------------------|
| Acres      | 0.14              |
| Year Built | 1929              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 906 7 Street Sw   |
| Subdivision | Old Rodeo Grounds |
| City        | High River        |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1V 1B2           |

### **Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Additional Parking, Double Garage Detached, Alley Access |
| # of Garages   | 2                                                        |

### **Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Tankless Hot Water                                                                              |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Crawl Space, Partial                                                                            |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Level |
| Roof              | Metal                                               |
| Construction      | Cedar, Wood Frame                                   |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 4                |

Zoning

TND

Listing Details

Listing Office

Real Broker

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