$535,000 - 807 9 Avenue Se, High River

MLS® #A2205381

$535,000
5 Bedroom, 3.00 Bathroom, 1,157 sqft
Residential on 0.11 Acres

Emerson Lake Estates, High River, Alberta

OPEN HOUSE - Sunday, April 13, 12:00-2:00pm This charming, move-in ready bi-level home in the highly desirable Emerson Lake Estates community is a box-checker for modern family living. With five bedrooms, three full bathrooms, a large, covered deck and a (heated) double garage with parking pad and rear lane access, this home offers the space and flexibility for modern family life, at a price point thatâ€™s becoming increasingly hard to find! The warm and welcoming main floor features a spacious living room, updated open-concept kitchen (new stainless-steel appliances!) with eating area (perfect for an island or feature hutch) and large dining area thatâ€™s ideal for everyday living and entertaining - and leads to a large, covered deck! The primary bedroom includes a good-sized closet and spacious, updated 5-pc ensuite, that complements the 4-pc family bathroom just down the hall. A second bedroom and extra storage complete the upper level. Head downstairs to the fully finished basement, to find an bright and sunny family room, complete with wood-burning fireplace and new recessed lighting - itâ€™s a perfect space for movie nights and/or to give older kids a little breathing space â€“ or for you from them! Youâ€™ll also find three further bedrooms, another updated 4-pc bathroom, and plenty of storage throughout. Located on a quiet, family-friendly street, this home is just steps from the (trout-stocked) Emerson Lake, and within walking distance of schools, parks,

walking trails and a second lake! Shopping, dining, gyms and a variety of other amenities are all conveniently close and, with Calgary just 30 minutes away, commuting is a breeze. This is a rare opportunity to secure an ideal family home in a safe, vibrant community that continues to maintain its desirability. Donâ€™t miss your chance to make it yours!

Built in 1981

Essential Information

MLS® #	A2205381
Price	$535,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,157
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	807 9 Avenue Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1K5

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	TND

Listing Details

Listing Office	Keyhole Real Estate

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