



**GRASSROOTS**  
REALTY GROUP

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7, 1001 10 Avenue SE  
High River, Alberta

MLS # A2225061



**\$349,900**

<b>Division:</b>	Emerson Lake Estates		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Enclosed, Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Flat

**Basement:** None

**Exterior:** Cedar

**Foundation:** Slab

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TND

**Utilities:** -

**Inclusions:** Storage Shed, Deep Freeze, Garage Cabinets

Welcome to #7 1001 10th AVE SE!! Extremely affordable real estate, with no condo fees!! Located in Emerson Lake Estates, this property is a great starter or revenue property... Its even a great way to downsize, simplify and bring those huge monthly payments down. This property offers over 1500sqft, 3 bedrooms, 2 bathrooms, 2 balcony's, front drive access, single attached garage, deck, fenced back yard, and has had many recent upgrades in the last 5 or so years(flooring, furnace, hot water tank, water softener, front door, garage opener, and paint). This property is close to schools, shopping, 2 lakes, and many walk paths. Emerson and Sunshine lake are perfect for bike rides with the kids, walks or runs! You can also fish/ice fish and ice skate in the winter. Enjoy all the benefits of Emerson lake Estates at an entry level price point!!