



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

911 12 Street SE  
High River, Alberta

MLS # A2225840



**\$688,800**

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,746 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

Heating:	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: Shed

\*\*\* NEW PRICE \*\*\* Very unique family home that has been recently renovated in all the right places! Offering over 3200sq/ft of total living space, this home offers 5 bedrooms, 2.5 bathrooms and overlooks the Little Bow canal. Located just steps away from Emerson Lake and Happy Trails, you could watch your elementary aged kids walk to Joe Clark School. Once inside the first thing you will notice is how bright it is with the ample windows accentuated by floor to ceiling mirrors reflecting all of the natural light. New carpet has been installed throughout the living room and all 3 main level bedrooms and basement. The kitchen has been completely remodelled including new vinyl plank flooring, island, sink, counter tops, cabinets and all new stainless steel appliances. New lighting has also been updated throughout the home. There is formal dining adjacent to the kitchen as well as a flex room that is currently being used as an office space. The rear door leads to a separate basement which would be ideal for a home based business space. All 3 of the main level bedrooms have newly installed ceiling fans/light combo. The 4pc main bathroom and 3pc ensuite have been remodelled with new vanities, cabinets, toilets, shower, tub and tile work. High end cordless cell shades have been installed in many of the windows for ideal temperature control in both summer and winter. This home has 2 fireplaces, one on each level, high efficiency furnace as well as central air conditioner for optimal interior climate control. The basement offers a cozy family room with large windows and a huge recreation/games room that was the original attached garage below the upper level bedrooms. 2 additional bedrooms and a remodeled 2pc bathroom complete this additional living space. The fully fenced backyard is low maintenance with perennial flower beds, concrete patio, garden shed and an oversized -

heated single garage. The concrete front driveway easily fits 2 full sized trucks if required. Book your viewing today and make this one Your Home, Your Castle!