



GRASSROOTS
REALTY GROUP

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509 8 Street SE
High River, Alberta

MLS # A2239875



\$449,900

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Electric Fireplace in basement Rec Room, 2 Portable A/C units, Additional Fridge, 2 Freezers

Just minutes from schools and shopping, this well-maintained, move-in ready bungalow is tucked away on a quiet cul-de-sac in Emerson Lake Estates — just half a block from the lake and walking paths. Pride of ownership is evident throughout this thoughtfully cared-for home. Beautiful cherry hardwood flooring flows through the living room, kitchen, and dining areas, while the front entry is accented with a slate mosaic tile inlay. The living room is warm and welcoming with its brick-faced natural gas fireplace, creating the ideal setting for cozy evenings at home. The open-concept layout is perfect for both everyday living and entertaining family and friends. Both upper bedrooms offer brand-new carpet. The primary suite includes a 2-piece ensuite and walk-in closet, while the updated main-floor bath features tub-to-ceiling tile backsplash, a ceramic tile floor, and a Corian countertop. Downstairs, the fully developed basement provides excellent flexibility with a spacious rec room and an electric fireplace, a third bedroom, a large storage room, and a full 3-piece bathroom — ideal for guests, hobbies, or extended family living. Enjoy summer evenings outside in the fully-fenced west-facing backyard, complete with a BBQ gas hook-up, concrete patio, gazebo, and gravel parking pad that easily accommodates two vehicles. The east-facing front porch is covered and perfect for morning coffee, and the newer front windows add both curb appeal and energy efficiency. Additional highlights include a 2024-installed water softener, an under-sink drinking water filtration system with a dedicated tap, central vac and peace of mind knowing the home is located outside High River's main flood zone. Don't miss your opportunity to own this truly comfortable and well cared for home.

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