



**GRASSROOTS**  
REALTY GROUP

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

906 11 Street SE  
High River, Alberta

MLS # A2242723



**\$799,900**

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,544 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Garden Shed

This exceptional bungalow is located on a premium cul-de-sac only steps from Emerson Lake. It is on a rare 10,000 sq. ft. beautifully landscaped and private lot with RV parking and a back lane. The home has an open floorplan and has been extensively renovated with a deluxe kitchen and bathrooms, engineered hardwood throughout the main floor and a central staircase leading to an open and sunlit lower level. The main floor includes a big primary bedroom with lots of closet space and a 3 piece ensuite, a laundry room, and a spacious second bedroom or office. Downstairs there are extra large daylight windows and a comfortable family room with a cozy gas fireplace, two bedrooms with walk-in closets, another full bathroom, a hobby room, and lots of storage space including a secure storage room. The attached 25' x 25' garage is heated and has access direct to the lower level and the main floor of the home, and a door to the back yard. Landscaping on this property has made the backyard a beautiful oasis. It has two decks and a patio and includes a covered BBQ area. There are many mature perennials and trees, and a solid stucco fence for privacy. Extras in this home include a stucco exterior, triple pane windows, granite counters throughout, a bluestar range, trex decking and air conditioning. Click the multimedia tab for an interactive virtual 3D tour, additional photos and floor plans.