



GRASSROOTS
REALTY GROUP

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807 8 Avenue SE
High River, Alberta

MLS # A2251249



\$539,900

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,342 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	TND
Foundation:	Wood	Utilities:	-
Features:	Bar		

Inclusions: n/a

Beautiful 4 Bedroom, 3 Bathroom Bi-Level on a Massive Pie Lot! This fully finished home offers 3 bedrooms up, 1 bedroom plus a spare room down, and a bright basement with a bonus area and bar. The oversized pie-shaped lot features a large backyard with a garden, raspberry bushes, perennials, and apple trees in both the front and back. An oversized parking pad provides space for two RVs, making it perfect for families with extra vehicles or recreational needs. With plenty of living space, flexible rooms, and a yard that truly stands out, this home is ready for its next owners. Come take a look today!