



GRASSROOTS
REALTY GROUP

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728 9 Avenue SE
High River, Alberta

MLS # A2251585



\$559,000

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, French Door, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Storage		
Inclusions:	Fridge In Basement, Shed and Green House		

A rare opportunity to own a masterful replica of an "Early Canadian" style home and garden in the highly sought-after area of High River. This stunning two-storey residence offers 4 bedrooms and an abundance of character throughout. The welcoming main floor features a grand oak staircase, stained glass accents and an expansive family room with 10' ceilings. All of this flows seamlessly to the dining area with views of the colorful, private gardens. The vaulted kitchen is filled with natural light and surrounded by serene garden views. The family dining area is a beautiful open space. The large custom butler's pantry is a true compliment to this kitchen. There is a large laundry and half bath conveniently off the main entrance. Upstairs, you will find three bedrooms, complimented by an open landing with skylights—an inspiring space perfect for an artist's loft or reading nook. The primary bedroom is bright and inviting. It has its own private deck, a perfect space to watch the sunrise and a morning coffee. Finishing off the second storey there is a large newly renovated 4 piece bath with a beautiful clawfoot tub. The fully finished basement offers a family room, bedroom, 3-piece bath and a private separate entrance. This lower level also has a Summer Kitchen, with a refrigerator and sink. This feature is perfect for guests, crafting, canning or pickling. Outdoors you will find mature trees, thoughtful landscaping all in a privately fenced yard. A charming single-car garage complete the picturesque setting. Ideally located close to Emerson Lake, schools, parks, pathways, and shopping, this unique property is truly one-of-a-kind.