



GRASSROOTS
REALTY GROUP

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505 7 Street SE
High River, Alberta

MLS # A2258386



\$632,500

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,105 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, RV Access		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Wood Windows		

Inclusions: Call Seller Directly

Click brochure link for more details. Price Reduced by \$17,400. Newly renovated 4 bedroom 3 bathroom house with high end products; close to lake and central to 3 schools. The kitchen features all new stainless steel appliances, a pop-up receptacle in the island, quartz countertops with under cabinet lighting and a double stainless steel sink. Below the sink is a tip out compartment. Each of the 2 Pantries has 2 inside drawers and 2 lower drawers as well as kick-spot drawers. Outside offers a mature landscaped yard with a partially covered and gated deck for a hot tub, outdoor barbeque or play space. Throughout the home there is plenty of new electrical features including fiber optic cable (CAT-6) for high speed internet to the living room, media room and all the bedrooms. There are new outlets in the kitchen and media room with USB and Class A phone charging ports. This home features a new high efficiency furnace and a new 50 gal hot water tank. The 24'x24' heated garage is powered by a 40 amp panel with three additional workbench receptacles.