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## 505 7 Street SE High River, Alberta

MLS # A2258386



\$649,900

**Emerson Lake Estates** Division: Type: Residential/House Style: 4 Level Split Size: 1,105 sq.ft. Age: 1981 (44 yrs old) **Beds:** Baths: 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:** Water: High Efficiency, Forced Air, Natural Gas Floors: Sewer: Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Cedar, Stone, Wood Frame **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. 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.