



GRASSROOTS
REALTY GROUP

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1018 10 Avenue SE
High River, Alberta

MLS # A2260710



\$519,900

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,389 sq.ft.	Age:	1983 (42 yrs old)
Beds:	6	Baths:	1 full / 2 half
Garage:	Alley Access, Double Garage Detached, On Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this elegant bi-level residence offering 6 spacious bedrooms and a sunroom that radiates warmth and charm. Graced with an abundance of natural light, the bright and airy living, dining and sunroom provide a timeless setting, perfect for hosting family, friends, and memorable occasions. It has a nicely sized kitchen that is semi walled, so the hustle and mess of cooking stay tucked away from view. Completing the main level are three bedrooms, highlighted by a primary bedroom featuring a private 2-piece ensuite. The lower level features another three bedrooms, a versatile recreational space, a half bath, and a laundry room (which has the potential to add another bathroom for added convenience) with direct walk-up access to the backyard. The back of the house offers alley access and a spacious double garage with lots of room for vehicles and storage, plus plenty of room for RV parking adjacent to the garage. It has a private yard with a spacious deck, great for summer barbecues and that completes the outdoor living package. Perfectly situated near Emerson and Sunshine Lake, schools and scenic walking paths with effortless access to 12 Ave for a smooth highway commute, don't miss out!!!