



GRASSROOTS
REALTY GROUP

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607 9 Street SE
High River, Alberta

MLS # A2266531



\$889,900

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,367 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Clay Tile

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: n/a

Experience the finest in living with this exceptional, fully finished 2367 sq ft bungalow across the street from Emerson Lake. Immaculately maintained and recently upgraded, this home boasts high-quality finishes, spacious, bright rooms, and a unique, welcoming layout you'll love. The main floor is an entertainer's delight, offering an open-concept living area, a formal dining room, and a cozy family room with a gas fireplace. It features a fantastic sunroom with a curved wall of windows and electric-shade-equipped skylights, plus a functional kitchen with a nook, updated appliances, and plenty of storage. The luxurious master suite is a true retreat with two exits, a walk-in closet, and a newly renovated 6-piece ensuite featuring a spacious glass shower and soaker tub. Two additional bedrooms (one an ideal office) and a dedicated laundry room complete the main level, all updated with new vinyl plank flooring, updated fixtures, and modern hardware. The fully finished basement expands your living space with a huge games room (pool table included!), a bedroom, an office, and a massive workshop/storage area with the comfort of in-floor heating. Outside, you'll find a private, west-facing backyard oasis. Surrounded by a wall of mature spruce trees, the patio offers incredible privacy. It features three water features, landscaping, fruit trees, and a timed irrigation system. Practical extras include a super-sized double attached garage, air conditioning (new furnace/AC), two new hot water tanks, and a concrete tile roof.