



**607 9 Street SE
High River, Alberta**

MLS # A2282162



\$825,000

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,367 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: N/A

WHAT?!! LAKE FRONT LIVING IN HIGH RIVER?? You betcha! QUICK possession available. If you need space, THIS is your house. If you love PRIVACY, this is your house, if you love to ENTERTAIN, this is your house. If you have an RV, this is your house! The value in this home is UNBEATABLE! This property delivers far more finished space, location value, and upgrades for less money than the new builds - not to mention the mature neighbourhood, trees and awesome neighbours! This house truly needs to be SEEN to be appreciated. EVERYONE that walks in the door says "wow" and "this place is amazing!" Find out why for yourself and book a showing TODAY! Located directly across from Emerson Lake, this renovated, executive bungalow delivers exceptional value, space, and lifestyle in one of High River's most desirable and established neighbourhoods. Offering nearly 2,400 sq ft on the main level (yes, on ONE level!) plus a fully finished basement, with storage galore (anyone needs a wood shop, canning space, or wine making area), the layout feels warm and inviting with minimal wasted space. The sunroom is my client's favourite room, warm, cozy and perfect for an office, studio or zen den. The private, low-maintenance yard is big enough for kids to play, dogs to roam but it's also ideal for downsizers or professionals, while the park, lake, and walking paths across the street provide year-round enjoyment for kids and grandkids alike, from skating and fishing to evening strolls. Recent upgrades include a newer furnace, hot water tanks, plus there is air conditioning, an oversized double attached garage, and RV parking. Elevated for added privacy and views, this is a move-in-ready home that offers outstanding value compared to newer, smaller homes currently on the market. Let's go see it!