



**1312 10 Avenue SE**  
**High River, Alberta**

**MLS # A2294193**



**\$579,900**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to this beautifully updated bi-level with an oversized double garage, ideally located just a short walk to Emerson and Sunshine Lakes. Offering 2,204 sq ft of living space, this home features 5 bedrooms, 2 full bathrooms, and over \$111,000 in recent renovations—truly move-in ready. You’ll love the curb appeal with a professionally landscaped front yard and stamped concrete steps. Inside, the home is freshly painted with stylish light fixtures, a new electrical panel, updated switches and plugs, and a bright, modern feel throughout. The living room boasts a vaulted ceiling and tonnes of natural light, while the main level features luxury vinyl plank flooring in the hallway and living room, and white oak hardwood in the kitchen and dining area. The stunning kitchen showcases custom cabinetry, granite countertops, a glass backsplash, and stainless steel appliances including a gas stove and chimney-style hood fan. Enjoy the dining area or step out onto the back deck for a BBQ in your beautifully landscaped yard. The primary bedroom overlooks the backyard and includes a 4-piece ensuite, while two additional bedrooms and an updated 4-piece bathroom complete the main level. The fully developed basement offers a large family room, games/hobby area, two additional bedrooms, and a laundry room with stacked washer and dryer. It also features new doors, flooring, and windows. Outside, enjoy a private, fully fenced yard with a patio and deck. The 24’ x 24’ heated and insulated garage adds extra comfort and convenience. A perfect blend of updates, space, and outdoor living—ready for you to enjoy! View 3D tour/multimedia/virtual tour.