



GRASSROOTS
REALTY GROUP

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613 6 Street SE
High River, Alberta

MLS # A2294414



\$499,900

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: TND

Foundation: Poured Concrete

Utilities: -

Features: Bar

Inclusions: None

****Open house Saturday April 4 from 12-4pm **** Welcome to this well cared for bi-level in Emerson Lake with a west-facing backyard and walk-up basement. The main floor features hardwood flooring, large windows, and newer stainless-steel appliances, with a functional layout connecting the kitchen, dining, and living areas. There are 5 bedrooms and 3 bathrooms in total, with 3 beds up and 2 down. The primary bedroom includes a 3-piece ensuite with a shower. The fully developed lower level includes a spacious family room with a gas fireplace and a bar area. Recent updates include a new furnace and water softener. Outside, the landscaped yard offers raised garden beds and a covered deck for everyday use and entertaining, and the 24 x 24 double detached garage is insulated. A practical home in a quiet, established community.