



506 7 Street SE
High River, Alberta

MLS # A2142361



\$499,900

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,045 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Vinyl Windows		

Inclusions: N/A

Welcome to 506 7st SE! Situated in the desired neighborhood, of Emerson Lake Estates! . This extensively renovated, 4 bedroom, 3.5 bathroom, fully finished home sits on a large lot, with rear lane access, has a single detached garage, and large park pad. When you enter the home, you are greeted by a beautiful custom staircase, cozy living room, with a gas fireplace, oversized windows and a vaulted ceiling. The kitchen, dining, and family room are very functional spaces and make entertaining family and friends a breeze. There is also main level laundry and a half bath. On the second level you will find 3 good sized bedrooms and a 4 piece bathroom. The massive primary bedroom is a beautiful space, with a recently remodeled 3pc en suite and large walk in closet. It also has lots of extra space, perfect for a sitting room. The basement is fully finished with a tv/lounge area, a 4th bedroom and 3 piece bathroom. There is also a storage room and utility room. The property is a peaceful place, located at the end of a quiet cul de sac. The yard is fully landscaped, and has a large east facing back deck. It is also conveniently located, close to lakes, walk/bike paths, parks, schools and is a short walk to downtown. Bonuses of this home include - This home is heated by a boiler system(replaced in 2013) with 5 different zones, keeping heating costs in check. New Window and Doors - Main level and 2nd floor,(Except in the sunken living room. Nov 2019), New Deck/Pergola(Nov 2019), New Roof(Dec, 2019), New Siding(Dec, 2019), Renovated Main Bathroom(2nd Floor) - (Feb, 2020), New Garage Roof and Siding(May, 2020), New Fence(June,2020), New Landscaping and Sod(June 2020), New Washer and Dryer(Oct, 2020), 2nd Floor - Master Bedroom & En - Suite Bathroom(Flooring and Painting - May/June 2021), Main Floor Painting 2022. Other Info

- Sewer back up in 2013 - Complete re build of basement.