



**902 Emerson Road SW
High River, Alberta**

MLS # A2146980



\$499,900

Division:	McLaughlin Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Rear Shed, Rear Play Structure, Dog House, Shoring poles & beam, extra insulated garage door panels (all as-is)

This ain't Texas, woo! It's the charming town of High River, where this AFFORDABLE family home awaits you! Nestled in the highly sought after west side of town, you'll enjoy mature trees and oversized lots, along with timeless architecture. Imagine strolling down the tree-lined streets, taking in the peaceful atmosphere and friendly community. Convenience is key when it comes to this location - within walking distance you'll find amenities such as schools, a full service hospital, George Lane Park, Downtown shops and restaurants, the river walkway and 19km of happy trails. You can truly have it all! This fully developed bi-level home boasts over 2200 sq. ft., making it perfect for a growing family. With 4 +1 bedrooms and 3 bathrooms, there's plenty of space for everyone. The main floor features a spacious living room, dining room and kitchen - ideal for entertaining guests or spending quality time with loved ones. But that's not all - major ticket items have already been taken care of! NEW windows and doors provide energy efficiency while the NEW expensive cedar siding adds curb appeal. Additional upgrades include NEW exterior wall insulation (HELLO LOW ENERGY COSTS!), upgraded attic insulation for even more savings on your utility bills, a newer roof and a slick "Napoleon" wood burning insert conversion with dual fans. Say goodbye to chilly winter nights! The main bathroom has also been updated while the basement has been completely redone from floor to ceiling including furnace and hot water tank. Talk about saving time and money! Outside you'll find even more perks - a huge CORNER lot provides privacy while back alley access allows easy entry into your oversized rear detached garage. There's also plenty of space for parking an RV or other recreational vehicles. For those who love spending time outdoors, there's no shortage of options here! A

fenced yard offers security for children or pets while a separate dog run keeps Fido safe when needed. A massive garden provides fresh produce right in your own backyard, and the rear deck is perfect for relaxing with a cold drink on a warm summer day. Many signature events happen in High River and you are located in the heart of all the fun within a short walk such as, local parades, the coveted International hot air balloon festival, famous film/movie sets and live filming locations, and so much more. High River is located only 27 minutes to South Calgary and 16 minutes to the best COSTCO in Okotoks! Don't wait - come experience the good life!