

# \$535,000 - 807 9 Avenue Se, High River

MLS® #A2205381

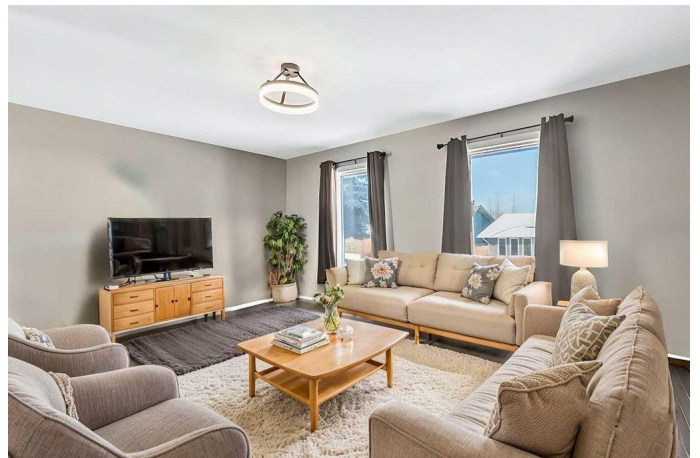
**\$535,000**

5 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.11 Acres

Emerson Lake Estates, High River, Alberta

\*\*\*OPEN HOUSE - Sunday, April 13, 12:00-2:00pm\*\*\* This charming, move-in ready bi-level home in the highly desirable Emerson Lake Estates community is a box-checker for modern family living. With five bedrooms, three full bathrooms, a large, covered deck and a (heated) double garage with parking pad and rear lane access, this home offers the space and flexibility for modern family life, at a price point that's becoming increasingly hard to find! The warm and welcoming main floor features a spacious living room, updated open-concept kitchen (new stainless-steel appliances!) with eating area (perfect for an island or feature hutch) and large dining area that's ideal for everyday living and entertaining - and leads to a large, covered deck! The primary bedroom includes a good-sized closet and spacious, updated 5-pc ensuite, that complements the 4-pc family bathroom just down the hall. A second bedroom and extra storage complete the upper level. Head downstairs to the fully finished basement, to find a bright and sunny family room, complete with wood-burning fireplace and new recessed lighting - it's a perfect space for movie nights and/or to give older kids a little breathing space - or for you from them! You'll also find three further bedrooms, another updated 4-pc bathroom, and plenty of storage throughout. Located on a quiet, family-friendly street, this home is just steps from the (trout-stocked) Emerson Lake, and within walking distance of schools, parks,



walking trails and a second lake! Shopping, dining, gyms and a variety of other amenities are all conveniently close and, with Calgary just 30 minutes away, commuting is a breeze. This is a rare opportunity to secure an ideal family home in a safe, vibrant community that continues to maintain its desirability. Donâ€™t miss your chance to make it yours!

Built in 1981

**Essential Information**

MLS® #	A2205381
Price	\$535,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,157
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	807 9 Avenue Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1K5

**Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized
# of Garages	2

**Interior**

Interior Features	Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	TND

## Listing Details

Listing Office	Keyhole Real Estate
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