

\$688,800 - 911 12 Street Se, High River

MLS® #A2247945

\$688,800

5 Bedroom, 3.00 Bathroom, 1,746 sqft

Single Family on 0.13 Acres

Emerson Lake Estates, High River, Alberta

*** NEW PRICE *** Very unique family home that has been recently renovated in all the right places! Offering over 3200sq/ft of total living space, this home offers 5 bedrooms, 2.5 bathrooms and overlooks the Little Bow canal. Located just steps away from Emerson Lake and Happy Trails, you could watch your elementary aged kids walk to Joe Clark School. Once inside the first thing you will notice is how bright it is with the ample windows accentuated by floor to ceiling mirrors reflecting all of the natural light. New carpet has been installed throughout the living room and all 3 main level bedrooms and basement. The kitchen has been completely remodelled including new vinyl plank flooring, island, sink, counter tops, cabinets and all new stainless steel appliances. New lighting has also been updated throughout the home. There is formal dining adjacent to the kitchen as well as a flex room that is currently being used as an office space. The rear door leads to a separate basement which would be ideal for a home based business space. All 3 of the main level bedrooms have newly installed ceiling fans/light combo. The 4pc main bathroom and 3pc ensuite have been remodelled with new vanities, cabinets, toilets, shower, tub and tile work. High end cordless cell shades have been installed in many of the windows for ideal temperature control in both summer and winter. This home has 2 fireplaces, one on each level, high efficiency furnace as well as central air conditioner for optimal interior



climate control. Most of the windows have been replaced as well as both exterior doors. The basement offers a cozy family room with large windows and a huge recreation/games room that was the original attached garage below the upper level bedrooms. 2 additional bedrooms and a remodeled 2pc bathroom complete this additional living space. The fully fenced backyard is low maintenance with perennial flower beds, concrete patio, garden shed and an oversized - heated single garage. The concrete front driveway easily fits 2 full sized trucks if required. Book your viewing today and make this one Your Home, Your Castle! (id:6289)

Built in 1983

Essential Information

Listing #	A2247945
Price	\$688,800
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,746
Acres	0.13
Year Built	1983
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	911 12 Street Se
Subdivision	Emerson Lake Estates
City	High River
Province	Alberta
Postal Code	T1V1L2

Amenities

Amenities	Playground, Schools, Shopping, Water Nearby
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Features	Back lane, PVC window, No Smoking Home
Parking Spaces	3
Parking	Concrete, Detached Garage, Garage, Heated Garage, Oversize, Street
# of Garages	2

Interior

Appliances	Refrigerator, Water softener, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Foothills Real Estate
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