

\$949,900 - 607 9 Street Se, High River

MLS® #A2266531

\$949,900

5 Bedroom, 3.00 Bathroom, 2,367 sqft

Single Family on 0.16 Acres

Emerson Lake Estates, High River, Alberta

Experience the finest in living with this exceptional, fully finished 2367 sq ft bungalow across the street from Emerson Lake. Immaculately maintained and recently upgraded, this home boasts high-quality finishes, spacious, bright rooms, and a unique, welcoming layout you'll love. The main floor is an entertainer's delight, offering an open-concept living area, a formal dining room, and a cozy family room with a gas fireplace. It features a fantastic sunroom with a curved wall of windows and electric-shade-equipped skylights, plus a functional kitchen with a nook, updated appliances, and plenty of storage. The luxurious master suite is a true retreat with two exits, a walk-in closet, and a newly renovated 6-piece ensuite featuring a spacious glass shower and soaker tub. Two additional bedrooms (one an ideal office) and a dedicated laundry room complete the main level, all updated with new vinyl plank flooring, updated fixtures, and modern hardware. The fully finished basement expands your living space with a huge games room (pool table included!), a bedroom, an office, and a massive workshop/storage area with the comfort of in-floor heating. Outside, you'll find a private, west-facing backyard oasis. Surrounded by a wall of mature spruce trees, the patio offers incredible privacy. It features three water features, landscaping, fruit trees, and a timed irrigation system. Practical extras include a super-sized double attached garage,



air conditioning (new furnace/AC), two new hot water tanks, and a concrete tile roof. (id:6289)

Built in 1990

Essential Information

Listing #	A2266531
Price	\$949,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,367
Acres	0.16
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	607 9 Street Se
Subdivision	Emerson Lake Estates
City	High River
Province	Alberta
Postal Code	T1V1L1

Amenities

Amenities	Shopping
Features	Back lane, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Other, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
----------------	-------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 5:16am PDT