



1305 10 Avenue SE
High River, Alberta

MLS # A2307399



\$610,000

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,157 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/a

Welcome to this fully renovated, move-in-ready home offering four spacious bedrooms in a prime location close to schools, walking trails, and Emerson Lake. This property has undergone a complete renovation, giving you peace of mind and modern comfort throughout. Major upgrades include new plumbing, sewer lines, furnace, windows, flooring, and a fully redesigned kitchen. The roof was also replaced several years ago, and all exterior doors have been upgraded to secure triple-lock exterior doors. The main living area features durable, modern flooring and a bright, open layout ideal for everyday living and entertaining. The brand-new kitchen is equipped with updated cabinetry, sleek finishes, stainless steel appliances, and generous counter space, flowing seamlessly into a cozy dining area. Step outside to a large back deck overlooking a sunny south-facing backyard—perfect for relaxing or hosting. The main floor offers two well-sized bedrooms, including a primary suite with a fully updated 4-piece ensuite, along with an additional full bathroom and convenient main-floor laundry. The fully finished basement adds valuable living space with two more large bedrooms, a 3-piece bathroom, and a spacious family room. An oversized attached single garage provides excellent storage and flexibility. A rare opportunity to own a completely renovated home in a desirable, family-friendly location.