



911 12 Street SE
High River, Alberta

MLS # A2313336



\$599,900

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,743 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	On Street, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gazebo, Landscaped, Low Maintenance Lan		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Call seller directly

Click brochure link for more details. Located on a quiet street overlooking the Little Bow Canal and just steps from Emerson Lake and Happy Trails. This beautifully updated family home offers over 3,200 sq/ft of living space in an unbeatable location. With an elementary school only a block away and a high school within walking distance, a lake where locals love to bird watch, fish and walk the paths. It's the perfect home for you. This unique character home has been extensively renovated in all the right places while still maintaining its warmth and charm. This home offers 5 bedrooms, 2.5 bathrooms. The beauty when you first walk in with a vintage chandelier and floor to ceiling mirrors reflect all the natural light. Large windows throughout brighten the home. New enhancements are: remodeled kitchen with all new cupboards, stainless steel appliances, sink, island, countertops, pantry. Plumbing pipes & electrical outlets, & new light fixtures throughout the home. The bathrooms with new fixtures, vanities, toilets, shower, tub and tile work. New carpet & vinyl plank flooring installed throughout the home. Some new windows throughout. New exterior doors, main and rear entrances. New high end cordless cell shades in most of the windows. All 3 main bedrooms have new ceiling fans/light combo. New high efficiency furnace and new hot water tank. New central vac cannister. There is a dinning room adjacent to the kitchen, along with a flex room currently used as a sunroom, it could be formal dinning. The rear door leads to a separate basement which would be ideal for a homebased business or play area for the kids, or a hobby room/bedroom. This home has 2 fireplaces, one on each level that could be easily be maintained for wood burning or electric inserts. Stay cool in the hot summers with the central air. The basement offers a cozy family room with large windows and a huge

recreation/games room, that was the original attached garage. 2 additional bedrooms and a 2pc remodeled bathroom. The backyard is low maintenance with a fully white vinyl fence with concrete patio, perennial flower beds, garden shed, gazebo, and an oversized heated single garage. The front concrete parking easily fits 2 full sized trucks. It's an exceptional home not to be missed!