



**GRASSROOTS**  
REALTY GROUP

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1018 10 Avenue SE  
High River, Alberta

MLS # A2328704



**\$625,000**

|             |                                                                                   |            |                   |
|-------------|-----------------------------------------------------------------------------------|------------|-------------------|
| Division:   | Emerson Lake Estates                                                              |            |                   |
| Type:       | Residential/House                                                                 |            |                   |
| Style:      | Bi-Level                                                                          |            |                   |
| Size:       | 1,378 sq.ft.                                                                      | Age:       | 1983 (43 yrs old) |
| Beds:       | 3                                                                                 | Baths:     | 1 full / 2 half   |
| Garage:     | Alley Access, Double Garage Detached, On Street, RV Access/Parking                |            |                   |
| Lot Size:   | 0.13 Acre                                                                         |            |                   |
| Lot Feat:   | Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Rectangular Lot               |            |                   |
| Heating:    | Forced Air, Natural Gas                                                           | Water:     | -                 |
| Floors:     | Vinyl Plank                                                                       | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                                                                   | Condo Fee: | -                 |
| Basement:   | Full                                                                              | LLD:       | -                 |
| Exterior:   | Concrete, Stucco, Wood Frame                                                      | Zoning:    | TND               |
| Foundation: | Wood                                                                              | Utilities: | -                 |
| Features:   | Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |            |                   |

Inclusions: N/A

Extensively renovated and move-in ready, this bi-level home offers a fully reimagined main floor with a modern open-concept layout. The renovation is comprehensive: new flooring, fresh paint, flat ceilings, and a stunning new kitchen anchored by a large island, all bathed in natural light from the bright living and dining areas and a charming sunroom. A floor-to-ceiling slat feature wall makes the living room a true showpiece. Both bathrooms are brand new, featuring illuminated mirrors, and the main level is complete with three bedrooms including a primary with private 2-piece ensuite. For added convenience, washer/dryer hook-ups have been added in one of the main-level bedroom closets. The lower level is a blank canvas ready for your vision. With direct walk-up access to the backyard and laundry already in place, it offers exciting potential for future development, including suite potential (subject to Town of High River approval and permitting). Bring your ideas and finish it to suit your needs. Outside, enjoy a private yard with a spacious deck perfect for summer barbecues, an oversized double detached garage with alley access, and room for RV parking alongside. Ideally located near Emerson Lake, Sunshine Lake, schools, and scenic walking paths, with quick access to 12 Avenue for an easy highway commute.