



GRASSROOTS
REALTY GROUP

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607 9 Street SE
High River, Alberta

MLS # A2331370



\$779,000

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,367 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave HoodFan, Refrigerator, Washer, Water Softener, Window Coverings

LAKEFRONT LIVING IN HIGH RIVER — AND YES, IT'S AS GOOD AS IT SOUNDS. Quick possession available on this one-of-a-kind bungalow sitting directly across from Emerson Lake — where walking paths, skating, fishing, and evening strolls are just steps from your front door. If you need space, privacy, or room to entertain — this is your home! We have taken the liberty to show you how a fresh coat of paint, updated light fixtures, and new cabinet hardware are all it takes to transform this home into something that feels completely and uniquely yours. The bones are already exceptional; the finishing touches are simply the fun part. At nearly 2,400 sq ft on a single level — plus a fully finished basement — this is one of the largest bungalow footprints you'll find at this price point, anywhere. Escaping Calgary for more space, more value, and a better pace of life? High River is 35 minutes south — and this is the home that makes the move worth it. For those relocating from BC or Ontario, the value here is remarkable — it simply wouldn't be possible at this price in most major markets. The layout is warm and functional, the sunroom alone will stop you in your tracks — sun-soaked and versatile, it's perfect as a home office, art studio, or your favourite morning coffee spot. Host family gatherings in a home that was genuinely built for them, then retreat to a private, low-maintenance backyard where kids can run, dogs can roam, and you actually relax. Downstairs, the finished basement offers room for everyone and everything — a woodshop, wine cellar, canning space, a rec room, or all of the above. RV parking, an oversized double attached garage, newer furnace, hot water tanks, and central A/C round out a list of upgrades that new builds simply can't match at this price. Elevated for privacy and

views, nestled in a mature neighbourhood with trees and nature — this home has to be SEEN to be understood. Growing families have space to spread out, and those looking to downsize never have to compromise on comfort or lifestyle. Everyone who walks through the door says the same thing: "Wow." Find out why — book your showing today! "Wow! They did such a great job with the renovations, there's hardly anything I'd change" | "Even though this house is big, it still feels so cozy!" | "That VIEW!! I'd love to have my coffee here every morning looking over the lake"