



GRASSROOTS
REALTY GROUP

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906 7 Street SE
High River, Alberta

MLS # A2341090



\$539,000

Division:	Emerson Lake Estates		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,504 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Linoleum, Tile, Vinyl
Roof:	Asphalt
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: N/A.

Imagine being walking distance to Emerson Lake in High River and close to parks, playgrounds and schools and shopping on this quiet cul de sac, treed yard ready for your backyard oasis. Four bedrooms plus an additional den/office space allows growing families or retirees plenty of space to each do their own thing! The home has been refreshed with 7mm Luxury Vinyl Flooring, tile in the entryway, and updated lighting and main floor window casings. The Kitchen is ready to entertain with an extended Kitchen Island and updated Kitchen countertops, hardware and backsplash. The Kitchen area also features a breakfast nook and an area that could be used as a Dining Room, Play Space, Office or Music or Hobby area! Also, this home has 3 full bathrooms, including a primary 3 PC Ensuite, a four piece main floor bathroom and a basement 3 PC Ensuite off of the Den/Office area. A cozy downstairs Gas Fireplace with a Mantel and Recreation Room makes the perfect retreat area as well as a fourth bedroom completes the basement level. This home features a well appointed attached double car garage and a treed back yard as well as a updated back deck area ready to BBQ and entertain or enjoy the solitude that Emerson Lake community of SE High River offers! The side backyard space also could Accommodate RV or Boat etc. parking! High River is home to a full hospital, the Happy Trail walking paths, plenty of boutique and brand name shopping, lots of schools and a vibrant downtown where movie films are often filmed. Discover this home and what High River has to offer today!