

# \$585,000 - 803 10 Avenue Se, High River

MLS® #A2214084

**\$585,000**

5 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.12 Acres

Emerson Lake Estates, High River, Alberta

You will be charmed by this modern, spacious, open concept bungalow in a family friendly, mature Emerson Lake neighbourhood close to pathways, schools, shopping, and amenities of High River. Updates have transformed every room of this home in recent years. Through the stylish front entry door you are welcomed by the bright, free flowing living, dining and kitchen space with an impressive and functional kitchen island, generous banquette dining seating, wainscotting and built in cabinetry throughout the space. The 3 main floor bedrooms are down the wide accessible hallway – 2 bedrooms currently set up for children’s rooms and the large primary bedroom has a refurbished ensuite. A 4 piece main floor bath completes the main floor. The side entrance landing is convenient access to the rear yard as well as it could be a private entrance to the basement for guests or family members. Downstairs is a large rec room/living area, 2 more good size bedrooms, a lovely 4 piece bath, laundry and storage. There is great curb appeal from the front landscaping of raised beds with perennials and along the side entrance more raised beds for gardening, to the rear yard with concrete patio and pergola for warm summer days. An oversize single garage backs to the alley access. This area of High River was not affected by flooding. There are so many features to see you will want to come and view for yourself.



Built in 1985

## Essential Information

MLS® #	A2214084
Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	803 10 Avenue Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1K3

## Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	13
Zoning	TND

**Listing Details**

Listing Office	RE/MAX Southern Realty
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