



## 602 5A Street High River Alberta

\$479,900

Great family home just 3 blocks from Emerson Lake. Central to all schools and move in ready! The galley kitchen is a dream to cook in, stainless steel appliances, oak cabinetry and a wicked huge pantry with pull out drawers. This home boasts Vault open beam ceiling with tongue and groove pine. Absolutely beautiful. The stone faced FP in the living room is a wood insert that will literally cook you out it puts out so much heat. Great for those chilly winter nights. 3 bedrooms upstairs, so great for the starter family, keep the kids close! Hardwood flooring throughout the main level except for the kitchen and bathroom. The basement is fully developed with a bedroom, family game room, laundry room and a 4 pce bathroom. Great for the teenager in the family or a private space for your overnight guests. There is a wet bar downstairs as well which can be "the man cave" The family room has an air tight wood FP which will cook you out its so efficient. The double detached garage is 24 x 24 and has a pellet stove and safe. RV parking beside the garage. New electric & gas meters in 2022, hot water tank 2022, 6 new triple paned windows installed 2021, Napoleon FP insert 2020 and cleaned in march 2023, fridge replaced 2021. Call today to book your private viewing. Photos were taken before front rail fence was removed. (id:6769)

Family room 10.67 Ft x 23.58 Ft  
 Recreational, Games room 14.42 Ft x 16.00 Ft  
 Other 7.83 Ft x 8.33 Ft  
 Laundry room 8.50 Ft x 12.67 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 8.67 Ft x 14.75 Ft  
 Other 5.25 Ft x 7.17 Ft

Living room 14.50 Ft x 17.42 Ft  
 Dining room 9.58 Ft x 11.42 Ft  
 Kitchen 9.33 Ft x 15.33 Ft  
 Primary Bedroom 11.50 Ft x 14.67 Ft  
 Bedroom 10.00 Ft x 12.67 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 9.33 Ft x 12.00 Ft

Listing Presented By:



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 Century 21 Foothills Real Estate

**RE/MAX Realty Professionals**

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