



607 9 Street High River Alberta

\$889,900

Experience the finest in living with this exceptional, fully finished 2367 sq ft bungalow across the street from Emerson Lake. Immaculately maintained and recently upgraded, this home boasts high-quality finishes, spacious, bright rooms, and a unique, welcoming layout you'll love. The main floor is an entertainer's delight, offering an open-concept living area, a formal dining room, and a cozy family room with a gas fireplace. It features a fantastic sunroom with a curved wall of windows and electric-shade-equipped skylights, plus a functional kitchen with a nook, updated appliances, and plenty of storage. The luxurious master suite is a true retreat with two exits, a walk-in closet, and a newly renovated 6-piece ensuite featuring a spacious glass shower and soaker tub. Two additional bedrooms (one an ideal office) and a dedicated laundry room complete the main level, all updated with new vinyl plank flooring, updated fixtures, and modern hardware. The fully finished basement expands your living space with a huge games room (pool table included!), a bedroom, an office, and a massive workshop/storage area with the comfort of in-floor heating. Outside, you'll find a private, west-facing backyard oasis. Surrounded by a wall of mature spruce trees, the patio offers incredible privacy. It features three water features, landscaping, fruit trees, and a timed irrigation system. Practical extras include a super-sized double attached garage, air conditioning (new furnace/AC), two new hot water tanks, and a concrete tile roof. (id:6769)

4pc Bathroom 5.00 Ft x 9.00 Ft

Recreational, Games room 17.00 Ft x 41.58 Ft

Office 10.08 Ft x 11.50 Ft

Bedroom 12.42 Ft x 14.83 Ft

Storage 16.00 Ft x 41.58 Ft

Furnace 9.25 Ft x 15.17 Ft

Other 6.33 Ft x 8.08 Ft

Living room 13.25 Ft x 17.42 Ft

Dining room 10.33 Ft x 20.00 Ft

Kitchen 10.50 Ft x 14.25 Ft

Family room 13.25 Ft x 15.75 Ft

Sunroom 10.42 Ft x 17.00 Ft

Laundry room 7.25 Ft x 13.00 Ft

Primary Bedroom 13.50 Ft x 17.17 Ft

3pc Bathroom 9.42 Ft x 13.25 Ft

3pc Bathroom 5.00 Ft x 9.58 Ft

Bedroom 10.00 Ft x 11.00 Ft

Bedroom 10.00 Ft x 12.50 Ft

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Listing Presented By:



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