

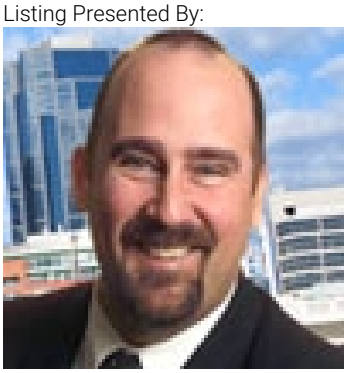
607 9 Street High River Alberta

$749,000

DOWNSIZE THE WORKLOAD, NOT YOUR LIFE. If you are ready for fewer stairs or less property maintenance but absolutely NOT ready to squeeze into a tiny villa, this one-of-a-kind bungalow may be exactly what you have been waiting for. Sitting directly across from Emerson Lake, with walking paths, fishing, skating and beautiful views just outside your door, this home offers nearly 2,400 sq. ft. on ONE LEVEL, plus a fully finished basement. Keep the dining table, the good furniture, the workshop and your turn to host Christmas (every year)! The warm, functional main floor includes three bedrooms, spacious, yet cozy family room, a generous dining area, main-floor laundry room (yes, a whole room!) and a living room with an incredible view overlooking the lake. The peaceful sunroom will become your favourite room, think zen den, home office, art studio or favourite morning coffee spot, it is the room you will never want to leave. Downstairs offers even more room for family, guests and hobbies, with a fourth bedroom, bathroom, huge recreation area, office, woodshop, wine cellar, canning space and an extraordinary amount of storage. Outside, enjoy a private, low-maintenance backyard, room for a small RV if you choose and an oversized (think high and wide1) 22' 10" x 30' 10" attached garage. Important updates include COMPLETE POLY-B REPLACEMENT, a newer furnace, hot water tanks and central A/C. The home is comfortable and exceptionally well cared for, with fresh paint, lighting and hardware. Not a fan of the oak? No problem, a day with the painter and you're good to go! Set in a mature, established neighbourhood surrounded by trees and nature, this is the rare move that lets you simplify without giving up the space, comfort and lifestyle you love. You truly have to see it to understand just how special it is. (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
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

Listing Presented By:



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Living room 13.25 Ft x 17.42 Ft

Dining room 10.33 Ft x 20.00 Ft

Breakfast 10.67 Ft x 15.75 Ft

Bedroom 10.00 Ft x 11.00 Ft

Bedroom 10.00 Ft x 12.50 Ft