



724 9th Avenue High River Alberta

\$529,900

With more than 2100 square feet of developed living space spread over 4 floors, this family home has many options and a lot of potential! The main floor is bright and open with a functional galley kitchen, dining area, large living room that has a wood burning fireplace, as well as direct access to the private back yard. On the upper level you will find a 4-piece bathroom, laundry room, and 3 bedrooms including the primary with a walk-in closet. The lower levels make up an illegal suite that includes its own kitchen area, laundry room, two full bathrooms, and 26x16' family room with electric fireplace. With a side entrance, this space could easily serve as a suite, or with the ensuite and laundry, has the potential to be used as a spacious and private master suite. The back yard is fully fenced, private with mature landscaping and has a detached double garage with alley access. Updates include a new hot water tank in 2023, furnace in 2021, new roof in 2014, and windows in 2009. This centrally located home is within walking distance to Emerson Lake, walking paths, parks, shopping and all 3 levels of schools. Please click the multimedia tab for an interactive virtual 3D tour and floor plans. (id:6769)

4pc Bathroom 12.17 Ft x 5.42 Ft

Bedroom 11.17 Ft x 10.92 Ft

Laundry room 6.33 Ft x 5.17 Ft

Bedroom 14.50 Ft x 7.75 Ft

Primary Bedroom 12.17 Ft x 11.75 Ft

Storage 8.75 Ft x 3.25 Ft

4pc Bathroom 11.67 Ft x 5.25 Ft

Recreational, Games room 15.50 Ft x 13.92 Ft

Storage 10.42 Ft x 7.67 Ft

Furnace 11.67 Ft x 3.33 Ft

3pc Bathroom 7.92 Ft x 5.33 Ft

Family room 26.00 Ft x 16.67 Ft

Kitchen 8.42 Ft x 8.17 Ft

Furnace 7.08 Ft x 6.08 Ft

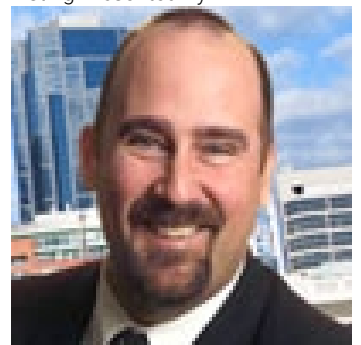
Furnace 6.08 Ft x 4.83 Ft

Dining room 11.33 Ft x 8.67 Ft

Kitchen 10.83 Ft x 10.83 Ft

Living room 16.42 Ft x 16.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Southern Realty

<http://jlrealestate.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca