



902 Emerson Road High River Alberta

\$499,900

This ain't Texas, woo! It's the charming town of High River, where this AFFORDABLE family home awaits you! Nestled in the highly sought after west side of town, you'll enjoy mature trees and oversized lots, along with timeless architecture. Imagine strolling down the tree-lined streets, taking in the peaceful atmosphere and friendly community. Convenience is key when it comes to this location - within walking distance you'll find amenities such as schools, a full service hospital, George Lane Park, Downtown shops and restaurants, the river walkway and 19km of happy trails. You can truly have it all! This fully developed bi-level home boasts over 2200 sq. ft., making it perfect for a growing family. With 4 +1 bedrooms and 3 bathrooms, there's plenty of space for everyone. The main floor features a spacious living room, dining room and kitchen - ideal for entertaining guests or spending quality time with loved ones. But that's not all - major ticket items have already been taken care of! NEW windows and doors provide energy efficiency while the NEW expensive cedar siding adds curb appeal. Additional upgrades include NEW exterior wall insulation (HELLO LOW ENERGY COSTS!), upgraded attic insulation for even more savings on your utility bills, a newer roof and a slick "Napoleon" wood burning insert conversion with dual fans. Say goodbye to chilly winter nights! The main bathroom has also been updated while the basement has been completely redone from floor to ceiling including furnace and hot water tank. Talk about saving time and money! Outside you'll find even more perks - a huge CORNER lot provides privacy while back alley access allows easy entry into your oversized rear detached garage. There's also plenty of space for parking an RV or other recreational vehicles. For those who love spending time outdoors, there's no shortage of options here! A fenced yard offers s...

3pc Bathroom 10.25 Ft x 4.92 Ft

Bedroom 11.75 Ft x 9.17 Ft

Recreational, Games room 19.67 Ft x 24.83 Ft

Bedroom 11.42 Ft x 13.67 Ft

Kitchen 11.83 Ft x 12.42 Ft

Dining room 12.25 Ft x 8.83 Ft

Living room 15.92 Ft x 13.42 Ft

Primary Bedroom 13.92 Ft x 11.92 Ft

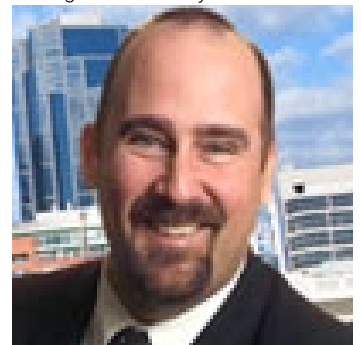
Bedroom 12.58 Ft x 9.17 Ft

Bedroom 11.50 Ft x 9.17 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Listing Presented By:



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