

906 11 Street SE  
High River, Alberta

MLS # A2242723



# \$799,900

<b>Division:</b>	Emerson Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Garden Shed

This exceptional bungalow is located on a premium cul-de-sac only steps from Emerson Lake. It is on a rare 10,000 sq. ft. beautifully landscaped and private lot with RV parking and a back lane. The home has an open floorplan and has been extensively renovated with a deluxe kitchen and bathrooms, engineered hardwood throughout the main floor and a central staircase leading to an open and sunlit lower level. The main floor includes a big primary bedroom with lots of closet space and a 3 piece ensuite, a laundry room, and a spacious second bedroom or office. Downstairs there are extra large daylight windows and a comfortable family room with a cozy gas fireplace, two bedrooms with walk-in closets, another full bathroom, a hobby room, and lots of storage space including a secure storage room. The attached 25' x 25' garage is heated and has access direct to the lower level and the main floor of the home, and a door to the back yard. Landscaping on this property has made the backyard a beautiful oasis. It has two decks and a patio and includes a covered BBQ area. There are many mature perennials and trees, and a solid stucco fence for privacy. Extras in this home include a stucco exterior, triple pane windows, granite counters throughout, a bluestar range, trex decking and air conditioning. Click the multimedia tab for an interactive virtual 3D tour, additional photos and floor plans.