

**505 7 Street SE**  
**High River, Alberta**

**MLS # A2258386**



# \$649,900

<b>Division:</b>	Emerson Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, RV Access		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Wood Windows		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Newly renovated 4 bedroom 3 bathroom house with high end products; close to lake and central to 3 schools. The kitchen features all new stainless steel appliances, a pop-up receptacle in the island, quartz countertops with under cabinet lighting and a double stainless steel sink. Below the sink is a tip out compartment. Each of the 2 Pantries has 2 inside drawers and 2 lower drawers as well as kick-spot drawers. Outside offers a mature landscaped yard with a partially covered and gated deck for a hot tub, outdoor barbeque or play space. Throughout the home there is plenty of new electrical features including fiber optic cable (CAT-6) for high speed internet to the living room, media room and all the bedrooms. There are new outlets in the kitchen and media room with USB and Class A phone charging ports. This home features a new high efficiency furnace and a new 50 gal hot water tank. The 24'x24' heated garage is powered by a 40 amp panel with three additional workbench receptacles.