

# \$580,000 - 1007 11 Street Se, High River

MLS® #A2196664

**\$580,000**

5 Bedroom, 3.00 Bathroom, 1,429 sqft  
Residential on 0.20 Acres

Emerson Lake Estates, High River, Alberta

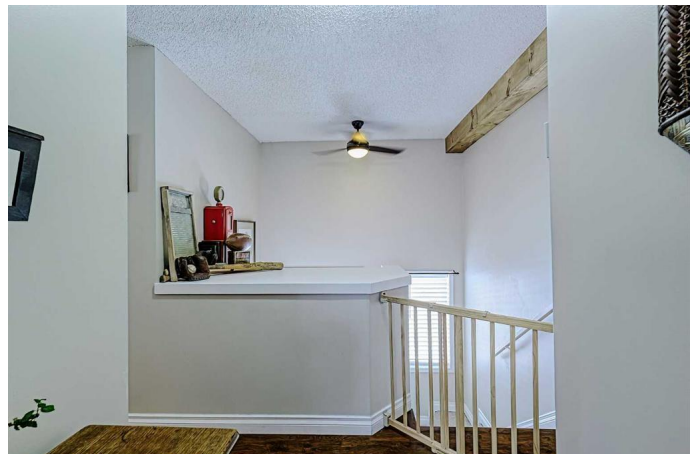
Welcome to this beautifully maintained bi-level home in the highly sought-after community near Emerson Lake. This spacious five-bedroom property is perfect for families or investors, offering an illegal suite with a separate entrance. Just steps from your door, Emerson Lake and Sunshine Lake provide a unique setting for an active, year-round lifestyle with endless recreational opportunities. Residents enjoy scenic walking paths and lake living, all while being close to schools and shopping.

With nearly 2,700 sq. ft. of developed living space, the home features an extensively renovated main floor. The modern kitchen boasts a large farmhouse sink, quartz countertops, and sleek two-tone cabinetry with an integrated dishwasher. The adjacent dining area is ideal for entertaining, with French patio doors leading to a spacious south-facing deck and a large, pie-shaped lot perfect for gatherings and BBQs.

At the rear of the home, you'll find a double detached garage and an additional parking pad with space for four or more vehicles.

The illegal suite offers an excellent mortgage-helper opportunity, with its own kitchen, two spacious bedrooms, and a stacked washer and dryer.

This home presents a rare opportunity to



experience cozy small-town living in a desirable location, blending style, comfort, and convenience. Schedule your private viewing today!

Built in 1990

### Essential Information

MLS® #	A2196664
Price	\$580,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.20
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1007 11 Street Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	None
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	37
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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