

# \$699,900 - 911 12 Street Se, High River

MLS® #A2225840

**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,746 sqft  
Residential on 0.13 Acres

Emerson Lake Estates, High River, Alberta

Very unique family home that has been recently renovated in all the right places! Offering over 3200sq/ft of total living space, this home offers 5 bedrooms, 2.5 bathrooms and overlooks the Little Bow canal. Located just steps away from Emerson Lake and Happy Trails, you could watch your elementary aged kids walk to Joe Clark School. Once inside the first thing you will notice is how bright it is with the ample windows accentuated by floor to ceiling mirrors reflecting all of the natural light. New carpet has been installed throughout the living room and all 3 main level bedrooms and basement. The kitchen has been completely remodelled including new vinyl plank flooring, island, sink, counter tops, cabinets and all new stainless steel appliances. New lighting has also been updated throughout the home. There is formal dining adjacent to the kitchen as well as a flex room that is currently being used as an office space. The rear door leads to a separate basement which would be ideal for a home based business space. All 3 of the main level bedrooms have newly installed ceiling fans/light combo. The 4pc main bathroom and 3pc ensuite have been remodelled with new vanities, cabinets, toilets, shower, tub and tile work. High end cordless cell shades have been installed in many of the windows for ideal temperature control in both summer and winter. This home has 2 fireplaces, one on each level, high efficiency furnace as well as central air conditioner for optimal interior



climate control. The basement offers a cozy family room with large windows and a huge recreation/games room that was the original attached garage below the upper level bedrooms. 2 additional bedrooms and a remodeled 2pc bathroom complete this additional living space. The fully fenced backyard is low maintenance with perennial flower beds, concrete patio, garden shed and an oversized - heated single garage. The concrete front driveway easily fits 2 full sized trucks if required. Book your viewing today and make this one Your Home, Your Castle!

Built in 1983

### Essential Information

MLS® #	A2225840
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,746
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	911 12 Street Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L2

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, On Street, Oversized, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room, Glass Doors, Insert, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Zoning	TND

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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