

# \$799,900 - 906 11 Street Se, High River

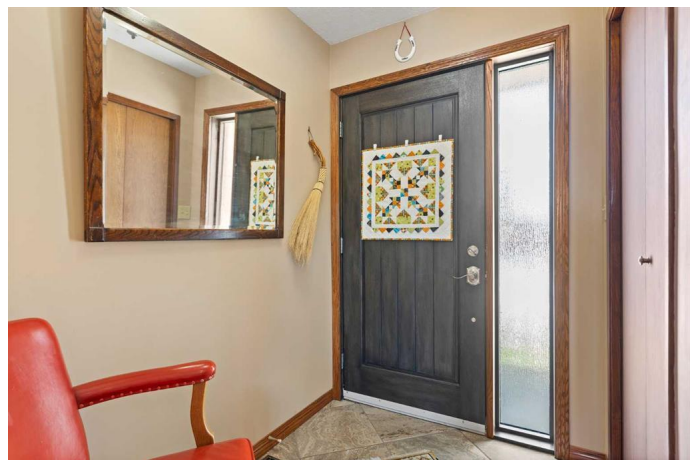
MLS® #A2242723

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,544 sqft  
Residential on 0.23 Acres

Emerson Lake Estates, High River, Alberta

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.



Built in 1988

## Essential Information

MLS® #	A2242723
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,544
Acres	0.23
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	906 11 Street Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L2

## Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Driveway, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	57
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Southern Realty
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