

\$949,900 - 607 9 Street Se, High River

MLS® #A2266531

\$949,900

5 Bedroom, 3.00 Bathroom, 2,367 sqft
Residential on 0.16 Acres

Emerson Lake Estates, High River, Alberta

Experience the finest in living with this exceptional, fully finished 2367 sq ft bungalow across the street from Emerson Lake. Immaculately maintained and recently upgraded, this home boasts high-quality finishes, spacious, bright rooms, and a unique, welcoming layout you'll love.

The main floor is an entertainer's delight, offering an open-concept living area, a formal dining room, and a cozy family room with a gas fireplace. It features a fantastic sunroom with a curved wall of windows and electric-shade-equipped skylights, plus a functional kitchen with a nook, updated appliances, and plenty of storage.

The luxurious master suite is a true retreat with two exits, a walk-in closet, and a newly renovated 6-piece ensuite featuring a spacious glass shower and soaker tub. Two additional bedrooms (one an ideal office) and a dedicated laundry room complete the main level, all updated with new vinyl plank flooring, updated fixtures, and modern hardware.

The fully finished basement expands your living space with a huge games room (pool table included!), a bedroom, an office, and a massive workshop/storage area with the comfort of in-floor heating.

Outside, you'll find a private, west-facing backyard oasis. Surrounded by a wall of



mature spruce trees, the patio offers incredible privacy. It features three water features, landscaping, fruit trees, and a timed irrigation system. Practical extras include a super-sized double attached garage, air conditioning (new furnace/AC), two new hot water tanks, and a concrete tile roof.

Built in 1990

Essential Information

MLS® #	A2266531
Price	\$949,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,367
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	607 9 Street Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	5
Zoning	TND

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.