

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

MLS® #A2242723

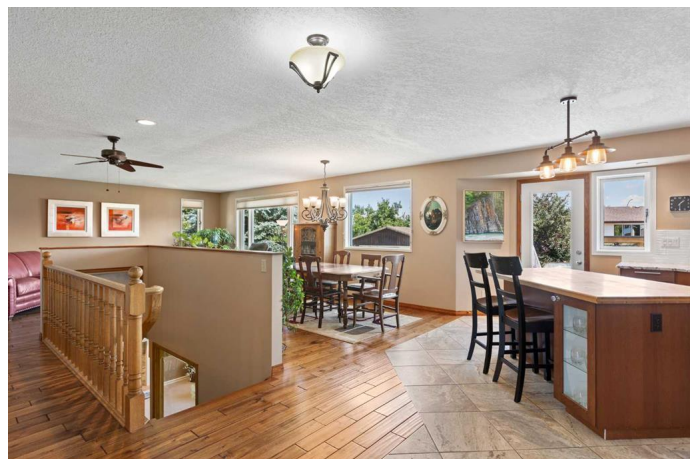
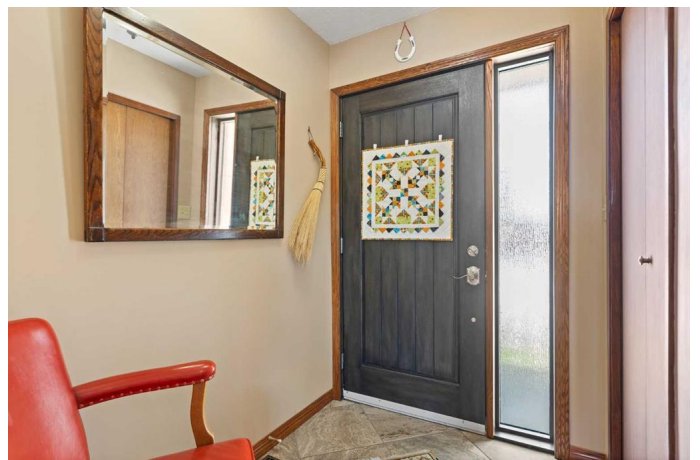
**\$799,900**

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 | 62              |
| Zoning         | TND             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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