

# \$565,000 - 502 8 Street Se, High River

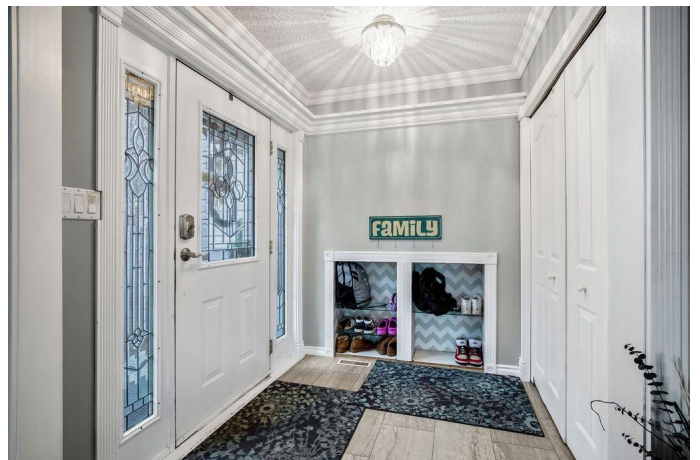
MLS® #A2213535

**\$565,000**

4 Bedroom, 2.00 Bathroom, 1,345 sqft  
Residential on 0.15 Acres

Emerson Lake Estates, High River, Alberta

One of a kind property located at the end of a quiet cul de sac on a huge pie shaped lot, just steps away from Emerson Lake and Happy Trails !!! This 1350sq/ft, 3 level split offers 4 bedrooms, 2 bathrooms and a MASSIVE 40x22ft TRIPLE CAR HEATED GARAGE!!! This home has been updated over the years including laminate flooring sprawling throughout the main floor and carpet on the lower level. The living room and dining area have 4 large south facing windows bringing in vast amounts of natural light in all seasons. The kitchen has updated counter tops and back splash with on trend white and grey colours as well as updated pot lights. There is a handy side door to the deck making BBQing as convenient as possible. The upper level boasts an updated 4pc cheater ensuite bathroom and a generous sized master retreat. There are also 2 spare rooms for kids or guests. Each bedroom has its own ceiling fan to cool down on those warm summer nights. The lower level has a nice sized family room for Friday night movies as well as a 4th bedroom and 3pc bathroom. All of the windows have been upgraded to vinyl and the shingles on the house and garage were replaced in 2019. The backyard is huge and give you all kinds of opportunities for outdoor activities or gardening. This home is within walking distance to Joe Clark Elementary School, Senator Riley Middle School, convenience store shopping and of course the coveted Emerson Lake which is stocked with



trout annually. You will not want to miss out on this opportunity so book your viewing today and make this one Your Home, Your Castle!

Built in 1985

### **Essential Information**

MLS® #	A2213535
Price	\$565,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,345
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	502 8 Street Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C1

### **Amenities**

Parking Spaces	4
Parking	Heated Garage, Off Street, Oversized, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Few Trees, Irregular Lot, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	1
Zoning	TND

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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