

# \$688,800 - 911 12 Street Se, High River

MLS® #A2247945

**\$688,800**

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

Emerson Lake Estates, High River, Alberta

\*\*\* NEW PRICE \*\*\* 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. Most of the windows have been replaced as well as both exterior doors. 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® #         | A2247945    |
| Price          | \$688,800   |
| 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, Glass Doors, Living Room, 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    | August 12th, 2025 |
| Days on Market | 56                |
| Zoning         | TND               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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