

# \$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 |
|----------------|-------------|

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