

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

MLS® #A2213535

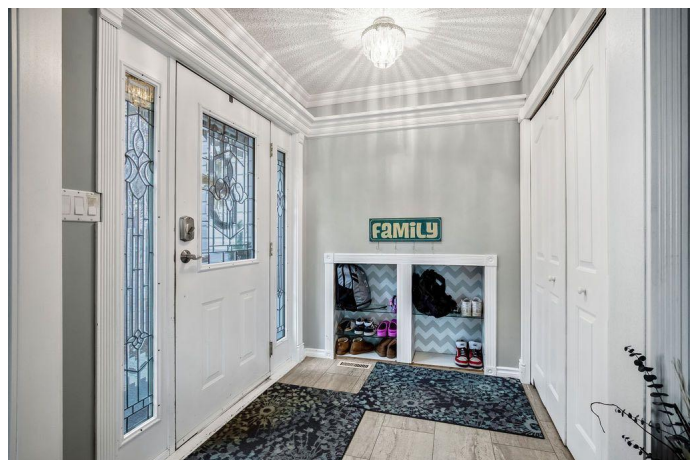
**\$565,000**

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     |
| Sold Price     | \$576,000     |
| 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         | Sold          |

### 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 |

### 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 |
| Date Sold      | April 30th, 2025 |
| Days on Market | 8                |
| Zoning         | TND              |
| HOA Fees       | 0.00             |

## Listing Details

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

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