

\$559,000 - 728 9 Avenue Se, High River

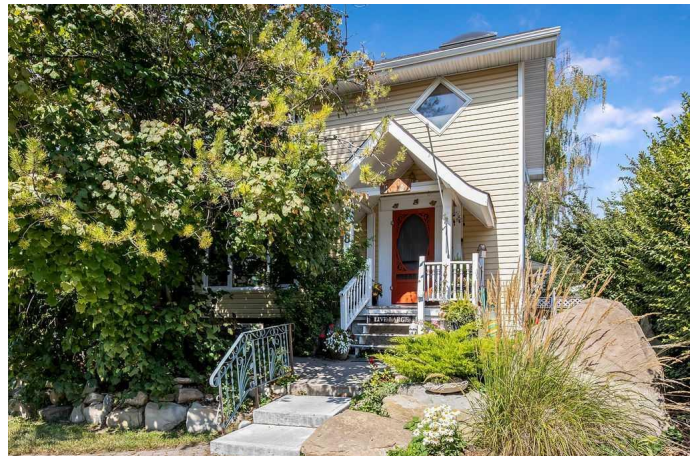
MLS® #A2251585

\$559,000

4 Bedroom, 3.00 Bathroom, 1,942 sqft
Residential on 0.12 Acres

Emerson Lake Estates, High River, Alberta

A rare opportunity to own a masterful replica of an "Early Canadian" style home and garden in the highly sought-after area of High River. This stunning two-storey residence offers 4 bedrooms and an abundance of character throughout. The welcoming main floor features a grand oak staircase, stained glass accents and an expansive family room with 10'™ ceilings. All of this flows seamlessly to the dining area with views of the colorful, private gardens. The vaulted kitchen is filled with natural light and surrounded by serene garden views. The family dining area is a beautiful open space. The large custom butler's pantry is a true compliment to this kitchen. There is a large laundry and half bath conveniently off the main entrance. Upstairs, you will find three bedrooms, complimented by an open landing with skylights—an inspiring space perfect for an artist's loft or reading nook. The primary bedroom is bright and inviting. It has its own private deck, a perfect space to watch the sunrise and a morning coffee. Finishing off the second storey there is a large newly renovated 4 piece bath with a beautiful clawfoot tub. The fully finished basement offers a family room, bedroom, 3-piece bath and a private separate entrance. This lower level also has a Summer Kitchen, with a refrigerator and sink. This feature is perfect for guests, crafting, canning or pickling. Outdoors you will find mature trees, thoughtful landscaping all in a privately fenced yard. A charming single-car garage complete the



picturesque setting. Ideally located close to Emerson Lake, schools, parks, pathways, and shopping, this unique property is truly one-of-a-kind.

Built in 1980

Essential Information

MLS® #	A2251585
Price	\$559,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,942
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	728 9 Avenue Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1K5

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, French Door, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Storage, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 28th, 2025
Days on Market	7
Zoning	TND

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.