

# \$449,900 - 509 8 Street Se, High River

MLS® #A2239875

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,133 sqft

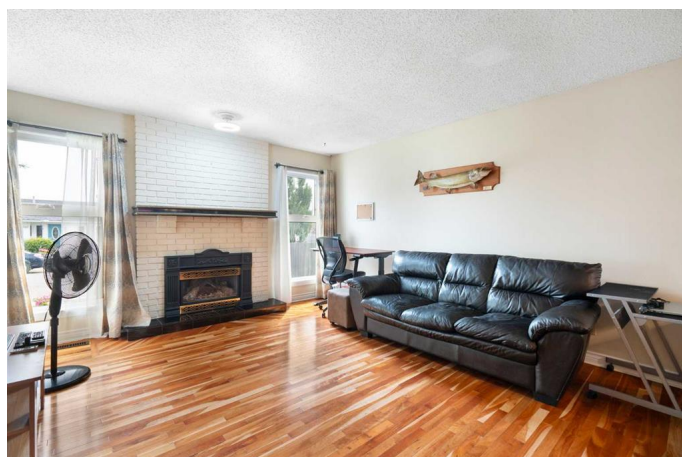
Residential on 0.13 Acres

Emerson Lake Estates, High River, Alberta

Just minutes from schools and shopping, this well-maintained, move-in ready bungalow is tucked away on a quiet cul-de-sac in Emerson Lake Estates – just half a block from the lake and walking paths. Pride of ownership is evident throughout this thoughtfully cared-for home. Beautiful cherry hardwood flooring flows through the living room, kitchen, and dining areas, while the front entry is accented with a slate mosaic tile inlay. The living room is warm and welcoming with its brick-faced natural gas fireplace, creating the ideal setting for cozy evenings at home. The open-concept layout is perfect for both everyday living and entertaining family and friends.

Both upper bedrooms offer brand-new carpet. The primary suite includes a 2-piece ensuite and walk-in closet, while the updated main-floor bath features tub-to-ceiling tile backsplash, a ceramic tile floor, and a Corian countertop. Downstairs, the fully developed basement provides excellent flexibility with a spacious rec room and an electric fireplace, a third bedroom, a large storage room, and a full 3-piece bathroom – ideal for guests, hobbies, or extended family living.

Enjoy summer evenings outside in the fully-fenced west-facing backyard, complete with a BBQ gas hook-up, concrete patio, gazebo, and gravel parking pad that easily accommodates two vehicles. The east-facing front porch is covered and perfect for morning coffee, and the newer front windows add both curb appeal and energy efficiency.



Additional highlights include a 2024-installed water softener, an under-sink drinking water filtration system with a dedicated tap, central vac and peace of mind knowing the home is located outside High River’s main flood zone. Don’t miss your opportunity to own this truly comfortable and well cared for home.

Built in 1982

**Essential Information**

MLS® #	A2239875
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.13
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	509 8 Street Se
Subdivision	Emerson Lake Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L1

**Amenities**

Parking Spaces	2
Parking	On Street, Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home,
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	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garburator, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	9
Zoning	TND

## Listing Details

Listing Office	Royal LePage Benchmark
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