

# \$654,000 - 900 6 Avenue Se, High River

MLS® #A2238456

## \$654,000

4 Bedroom, 5.00 Bathroom, 1,823 sqft  
Residential on 0.14 Acres

Emerson Lake Estates, High River, Alberta

Beautiful Family Home on a Lakeside Corner Lot in High River. This well-maintained and thoughtfully updated four-bedroom, four-and-a-half-bathroom home offers comfortable living with over 2,800 sq/ft of finished space in one of High River's most scenic neighborhoods. Set on a corner lot backing onto a quiet lake, this property gives you year-round outdoor enjoyment from kayaking and fishing in the summer to skating in the winter - all just steps from your backyard. From the moment you arrive, you'll be captivated by the unique and artistic hand painted stenciled front steps. Inside, the main living area features high vaulted ceilings that create an open, welcoming space filled with ample natural light. Stay warm and cozy all winter long with both a wood burning fireplace and a gas fireplace to choose from. The home's layout includes four generously sized bedrooms and plenty of bathrooms, making it ideal for families or those who enjoy hosting guests. The kitchen and dining areas flow nicely to the back deck, which comes with a gas hookup for your BBQ, perfect for easy outdoor meals. Outside, you will love the peaceful backyard oasis complete with a garden, water feature, and oversized shed for extra storage. The no carpet design throughout the home adds to its clean, low maintenance appeal. Recent updates include new furnace motors and blowers (as well as regular maintenance) and a roof replaced just seven years ago with asphalt shingles, so the



big-ticket items are already taken care of. This is a great opportunity to own a beautiful home in a quiet lakeside location, close to nature and all the amenities High River has to offer. Please note: 1. All of the furniture is available for purchase for an additional cost. 2. The basement AHS approved gluten free kitchen and all the basement appliances are available for purchase for an additional cost. This space could be rented out as a commercial kitchen.

Built in 1981

### **Essential Information**

MLS® #	A2238456
Price	\$654,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,823
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	900 6 Avenue 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, 220 Volt Wiring

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Storage  
Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Garden  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 14th, 2025  
Days on Market 9  
Zoning TND

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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.