

# \$640,000 - 605 8 Street Se, High River

MLS® #A2222166

**\$640,000**

5 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.13 Acres

Emerson Lake Estates, High River, Alberta

Stop what you're doing - youâ€™re going to love this property! It's all about function, style, location and best of all - OPPORTUNITY!! This refreshed 1980s bungalow in High River is the perfect mix of retro charm and modern updates. Freshly painted outside, brand-new windows, updated flooring, kitchen, and bathroomsâ€™itâ€™s all done and ready for you to move in!

Now, letâ€™s talk about that legal basement suite. With its separate entrance, two bedrooms, and full bath, itâ€™s not just extra spaceâ€™itâ€™s a serious revenue opportunity! Whether you're looking to generate steady rental income or offset your mortgage, this legal suite offers fantastic potential for cash flow.

Upstairs, youâ€™ve got three bedrooms, two full baths, and bright, inviting spaces. Outside? A big yard and an oversized double garage for all your storage (and tinkering) needs. Plus, the location is spot onâ€™close to Joe Clark School, Emerson Lake, walking paths, the rec centre, shops, and downtown. Oh, and easy access to Highway 2? Check!

This oneâ€™s got options, charm, and income potentialâ€™what more could you ask for? ComeÂ checkÂ itÂ out!

Built in 1980

## Essential Information

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Price	\$640,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	605 8 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 Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Brick Facing, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	31
Zoning	TND

### **Listing Details**

Listing Office	Real Broker
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