

# \$539,900 - 807 8 Avenue Se, High River

MLS® #A2251249

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,342 sqft

Residential on 0.14 Acres

Emerson Lake Estates, High River, Alberta

Beautiful 4 Bedroom, 3 Bathroom Bi-Level on a Massive Pie Lot! This fully finished home offers 3 bedrooms up, 1 bedroom plus a spare room down, and a bright basement with a bonus area and bar. The oversized pie-shaped lot features a large backyard with a garden, raspberry bushes, perennials, and apple trees in both the front and back. An oversized parking pad provides space for two RVs, making it perfect for families with extra vehicles or recreational needs. With plenty of living space, flexible rooms, and a yard that truly stands out, this home is ready for its next owners. Come take a look today!

Built in 1984

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251249    |
| Price          | \$539,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,342       |
| Acres          | 0.14        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 807 8 Avenue Se      |
| Subdivision | Emerson Lake Estates |
| City        | High River           |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1V 1K9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar                                                                                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                    |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame, Wood Siding                                                  |
| Foundation        | Wood                                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 5                 |
| Zoning         | TND               |

### Listing Details

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

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.