

# \$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 - you'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 bathrooms—it's all done and ready for you to move in!

Now, let's talk about that legal basement suite. With its separate entrance, two bedrooms, and full bath, it's not just extra space—it'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, you'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 on—close to Joe Clark School, Emerson Lake, walking paths, the rec centre, shops, and downtown. Oh, and easy access to Highway 2? Check!

This one's got options, charm, and income potential—what more could you ask for?

Come check it out!

Built in 1980

## Essential Information

MLS® #

A2222166



|                |             |
|----------------|-------------|
| 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        | Brick Facing, Living Room, Mantle, Raised Hearth, Wood Burning                                                                          |
| 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 | 35             |
| Zoning         | TND            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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