

7, 1001 10 Avenue SE
High River, Alberta

MLS # A2225061



\$349,900

Division:	Emerson Lake Estates		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,535 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Enclosed, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cedar	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed, Deep Freeze, Garage Cabinets

Welcome to #7 1001 10th AVE SE!! Extremely affordable real estate, with no condo fees!! Located in Emerson Lake Estates, this property is a great starter or revenue property... Its even a great way to downsize, simplify and bring those huge monthly payments down. This property offers over 1500sqft, 3 bedrooms, 2 bathrooms, 2 balcony's, front drive access, single attached garage, deck, fenced back yard, and has had many recent upgrades in the last 5 or so years(flooring, furnace, hot water tank, water softener, front door, garage opener, and paint). This property is close to schools, shopping, 2 lakes, and many walk paths. Emerson and Sunshine lake are perfect for bike rides with the kids, walks or runs! You can also fish/ice fish and ice skate in the winter. Enjoy all the benefits of Emerson lake Estates at an entry level price point!!