

611 Monteith Drive SE
High River, Alberta

MLS # A2254727



\$575,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: Shed in back yard

Welcome to THE PERFECT FAMILY HOME in High River! This 3 bedroom, 2.5 baths home has a wonderful location for all family members! With so much to offer, and an unfinished basement, this home is the perfect place to call home! The many south-facing windows on the main floor means you'll be sure to have a sun-filled home year round! The primary bedroom has a walk-in closet, and incredible ensuite attached! Primary ensuite has a large soaker tub! A bonus room at the top of the stairs is a great space for anything you need it to be! The home is located in the gorgeous neighbourhood of Montrose! This means you're close to everything in High River, while still being in a quiet neighbourhood! Walking, running and biking paths galore connect you to the rest of town, and watch the Hot air balloons in September from the front yard! The backyard is fully fenced in, perfect oasis for entertaining children and guests! New hot water tank (2023) and Air Conditioning! Call your favourite REALTOR, (or the listing agent!) and book a showing today!