

\$419,900 - 17, 1407 3 Street Se, High River

MLS® #A2235513

\$419,900

2 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.03 Acres

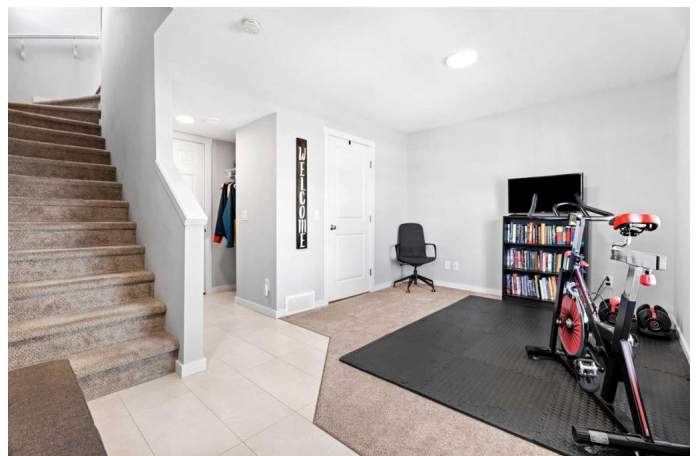
Montrose., High River, Alberta

Imagine waking up in your charming detached cottage-style home in Montrose Crossing, sipping coffee on the welcoming front porch with its great curb appeal before heading inside to your bright modern new home. The open-concept main floor feels spacious and fresh, featuring air conditioning. It boasts a stylish white kitchen with quartz countertops, modern cabinetry, a large island, stainless steel Whirlpool appliances, and a generously sized pantry. Enjoy the convenience of a large storage closet, a half bathroom, and laundry on this floor. Upstairs, unwind in your spacious primary suite with a private quartz-finished ensuite and shower, while the second bedroom and full bathroom offer comfort for family or guests. The fully finished oversized single garage keeps your car snow-free, with a gas line ready for summer BBQs. With modern finishes, functional design, and nearby grocery stores, restaurants, the Rec Plex, and walking paths, this affordable home truly lets you settle into a peaceful small-community feel to a connected lifestyle.

Built in 2021

Essential Information

MLS® #	A2235513
Price	\$419,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,315
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	17, 1407 3 Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0G8

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	36
Zoning	TND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.