

# \$430,000 - 17, 1407 3 Street Se, High River

MLS® #A2235513

## \$430,000

2 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.03 Acres

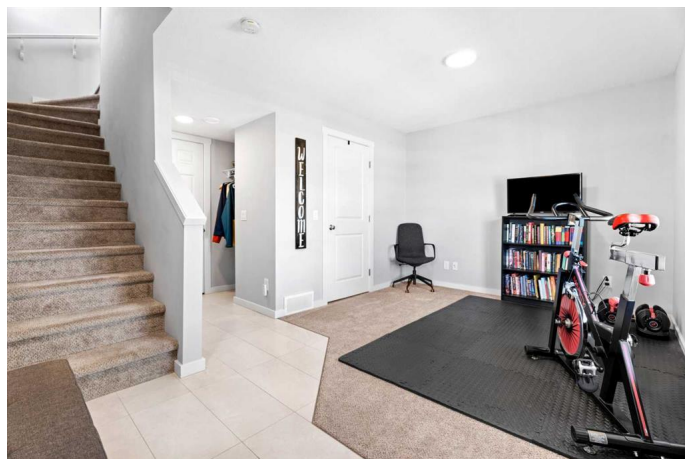
Montrose., High River, Alberta

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     | \$430,000 |
| 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 | 9               |
| Zoning         | TND             |

**Listing Details**

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

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