

# \$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

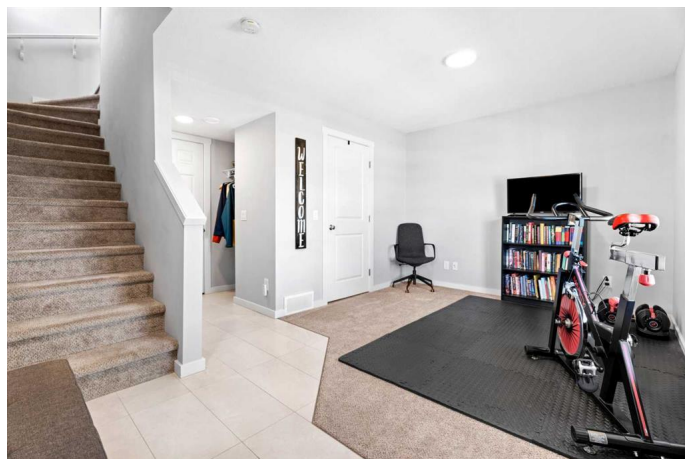
**\*\*OPEN HOUSE TODAY SUNDAY JULY 13, 1-3pm.\*\*** Imagine waking up in your charming detached cottage-style home in Montrose Crossing, sipping coffee on the welcoming front porch with its great curb appeal before heading inside to your bright modern new home. The open-concept main floor feels spacious 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	15
Zoning	TND

**Listing Details**

Listing Office	Real Broker
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