

# \$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

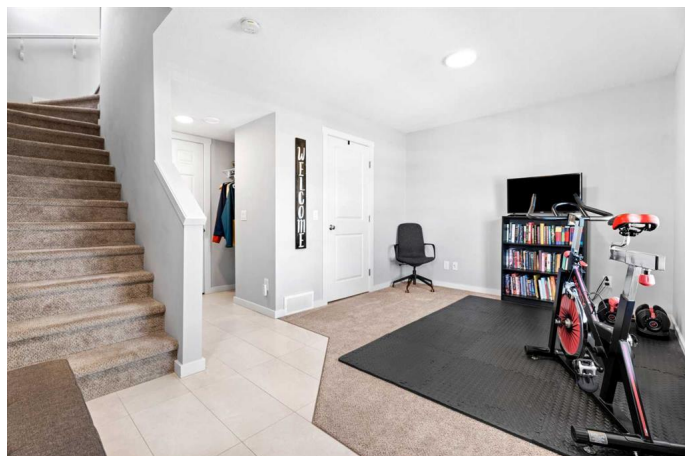
Montrose., High River, Alberta

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 | 44              |
| 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.