



23, 1407 3 Street SE, High River, Alberta - \$379,900



Main Photo

Property Description

This 1,174 sq. ft. detached two-bedroom home is located in the highly sought-after community of Montrose and is in like-new condition. The welcoming covered front porch is perfect for enjoying the morning sun and opens into the main floor, where you'll find a versatile flex space ideal for a home office or family room. This level also provides direct access to the rear-attached single garage, which is spacious enough to accommodate a vehicle plus additional storage. Up the first flight of stairs, you'll discover a bright living room filled with natural light, a four-piece bathroom, and a bedroom with a walk-in closet and stunning mountain views. This level also features a beautiful kitchen complete with quartz countertops, stainless steel appliances, a large island with storage, and abundant cabinetry. Another flight of stairs leads to the private and spacious primary bedroom, which includes a walk-in closet and a four-piece ensuite. With its functional layout and modern yet timeless finishes, this home is an excellent choice for a young family,



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working professionals or a shared living arrangement. It is conveniently located within walking distance of shopping, schools, playgrounds, downtown, the Happy Trails pathway system, and the pool/recreation centre. Low condo fees of just \$190 per month and pet-friendly policies make this property even more appealing. Please click the multimedia tab for an interactive 3D tour and floor plans.

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