



GRASSROOTS
REALTY GROUP

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**611 Monteith Drive SE
High River, Alberta**

MLS # A2247009



\$619,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Street Lighting, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Walk-In Closet(s)		

Inclusions: Shed in Backyard

Welcome to the perfect family home in High River! This 3 bedroom, 2.5 baths home has a wonderful location for all family members! With so much to offer, and still potential for improvement, and an unfinished basement, this home is the perfect place for someone handy! The many south-facing windows on the main floor means you'll be sure to have a sun-filled home year round! The primary bedroom has a walk-in closet, and incredible ensuite attached! Primary ensuite has a large soaker tub. A bonus room at the top of the stairs is a great space for anything you need it to be! You are located in the Montrose community, meaning you're close to everything, while still being in a quiet neighbourhood! Walking, running and biking paths galore connect you to the rest of High River! Call your favourite REALTOR, and book a showing today!