



GRASSROOTS
REALTY GROUP

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94, 351 Monteith Drive SE
High River, Alberta

MLS # A2250292



\$419,900

Division:	Monteith		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated townhome in the heart of High River. This bright and spacious property offers 3 bedrooms upstairs, 2.5 bathrooms, and a single attached garage. The open-concept main floor creates a seamless flow between the kitchen, dining, and living areas. Upstairs you'll find three well-sized bedrooms, including a comfortable primary suite with its own ensuite. The fully finished basement adds incredible versatility with two additional bedrooms, a two-piece bathroom, and a generous recreation room — perfect for family living, guests, or a home office setup. Enjoy outdoor living on the deck overlooking the open yard, ideal for relaxing or entertaining. Located in a family-oriented community, this home is close to excellent schools, parks, recreation facilities, and all amenities. A wonderful opportunity for families, first-time buyers, or anyone looking for a move-in ready home in a welcoming neighborhood.