



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2254727**



**\$599,000**

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

**Heating:** Central, Fireplace(s), Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stone, Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Laminate Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TND

**Utilities:** -

**Inclusions:** Shed in back yard

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 an unfinished basement, this home is the perfect place to call home! 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! The home is located in the gorgeous neighbourhood of Montrose! This means you're close to everything in High River, while still being in a quiet neighbourhood! Walking, running and biking paths galore connect you to the rest of town, and watch the Hot air balloons in September from the front yard! The backyard is fully fenced in, perfect oasis for entertaining children and guests! New hot water tank (2023) and Air Conditioning! Call your favourite REALTOR, (or the listing agent!) and book a showing today!