



GRASSROOTS
REALTY GROUP

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**56, 351 Monteith Drive SE
High River, Alberta**

MLS # A2284719



\$428,900

Division:	Montrose		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Guest, Insulated, On Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 432
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2 black leather Lazy Boy recliners , 55 inch flat screen mounted TV , Owners will have some other decor and furniture for sale		

Beautiful Montrose area of High River with park, walking trails, ponds , close to shopping, playground, social areas, and views. This immaculate " showroom condition" home is offered for sale. Very lightly lived in 2 storey home with walk out basement ready to develop . One of the nicest lots in the complex, this end unit offers extra light and privacy. Plenty of parking for guests , and a nice private but open feel to the property. Granite and pristine hardwood shines through this home with spacious rooms, high ceilings, bonus room, large en suite and master bedroom and 2 other good sized bedrooms. A nice bonus room with 2 Lazy boy chairs and a 55 inch flat screen TV in new condition stays with the property in the bonus room. Upstairs laundry is conveniently located. On a nice summer evening or spring as we have had it... enjoy a BBQ and cocktail on your newly upgraded deck , then come back in to your Air conditioned home to enjoy . Very pristine living in this home with a super Condo board and reasonable fees. New dishwasher, newer microwave hood fan, new hot water tank are recent upgrades. Gorgeous home over looking the pond to enjoy the geese, wildlife and walk out your door onto a continuous walking trail paved to make your way around the pond. Convenient walk up to the Coop grocery store, liquor store , the Recplex, Canadian tire and many other food venues.. A very nice area of High River to live.