



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

**MLS # A2284719**



**\$428,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 432
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In		
<b>Inclusions:</b>	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 overlooking 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.