

# \$424,900 - 27, 1407 3 Street Se, High River

MLS® #A2207305

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.03 Acres

Montrose., High River, Alberta

An incredible opportunity to own an affordable detached home with an attached oversized single garage! This well-designed 2-bedroom, 2.5-bathroom home is perfect for first-time buyers, investors, or those looking to enjoy the benefits of a smaller community.

The ground level features a welcoming front porch and a finished family room. On the 2nd floor, the open-concept layout shinesâ€”a stylish kitchen with quartz countertops, modern cabinetry, a large island, and a full appliance package seamlessly connects to the dining and living areas. A half bathroom with quartz counters and a laundry area completes this level.

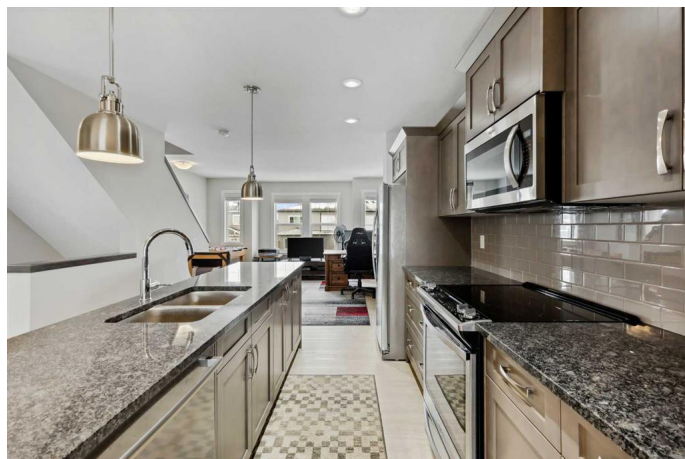
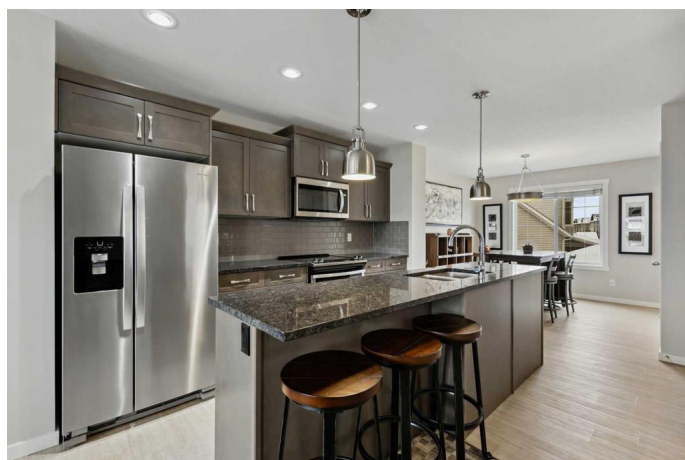
The upper floor boasts a spacious primary suite with a private ensuite featuring quartz countertops, along with a second bedroom and full bathroom, also finished with quartz countertops.

With modern finishes, functional design, and an unbeatable price, this home offers affordable homeownership without compromising on space or style.

Built in 2019

## Essential Information

MLS® #	A2207305
Price	\$424,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,296
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	27, 1407 3 Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0J9

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Oversized, Single Garage Attached, Enclosed
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Wall Furnace
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	11
Zoning	TND

## Listing Details

Listing Office	RE/MAX Realty Professionals
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