

\$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.

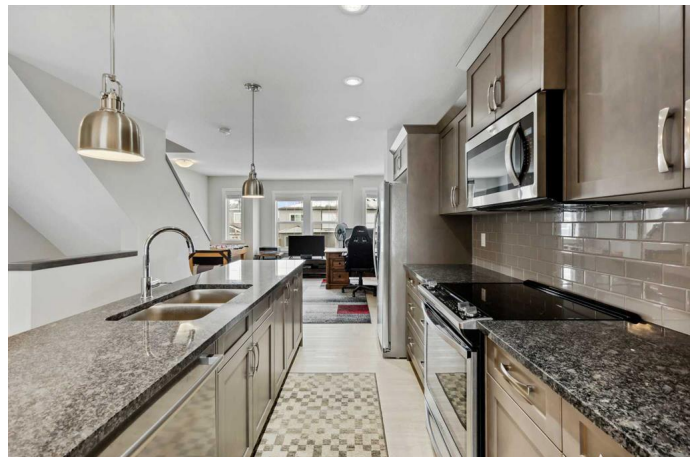
The upper floor boasts a spacious primary suite with a private ensuite featuring quartz countertops, along with a second bedroom and full bathroom, also finished with quartz countertops.

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

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|-----------|-----------|
| 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 | 12 |
| Zoning | TND |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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