

# \$599,000 - 611 Monteith Drive Se, High River

MLS® #A2254727

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,976 sqft

Residential on 0.10 Acres

Montrose., High River, Alberta

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! You are located in the neighbourhood of Montrose! This means you're close to everything, while still being in a quiet neighbourhood! Walking, running and biking paths galore connect you to the rest of High River! The backyard is fully fenced in, and there's a new hot water tank (2023) and Air Conditioning! Call your favourite REALTOR, (or the listing agent!) and book a showing today!

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2254727  |
| Price      | \$599,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,976       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 611 Monteith Drive Se |
| Subdivision | Montrose.             |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V0B6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Walk-In Closet(s)                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Central, Fireplace(s), Natural Gas                                                           |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Storage                                                                  |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stone, Vinyl Siding, Wood Siding                                         |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                17  
Zoning                              TND

**Listing Details**

Listing Office                    CIR Realty

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