



1507 3 Street High River Alberta

\$546,900

Welcome to the Lyall by Hopewell! This brand-new 1716 sq. foot 3-bedroom home will be ready for possession in early 2025, and offers excellent income potential. The main floor features a flex room suitable for an office or playroom. The stylish, two-toned, L-shaped kitchen opens into the living/dining area and is upgraded with quartz counters, Silgranit kitchen sink, LED pot lights, chimney hood fan, and additional drawers. Large rear-facing windows overlook the sunny, east facing back yard that is perfect for outdoor cookouts and comes with an exterior BBQ gas line. The upper level has a convenient loft as well as 3 bedrooms including the spacious primary. The basement has a 9' foundation height, providing an open and airy feel. Extras include a 20'x21' concrete pad as well as a separate secondary entrance for future basement suite potential. Close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour and floor plans. **Hopewell also provides the option of building this model on one of their other laned lots, allowing you to build the home to include a 2 bed, 2 bath fully legal basement suite for an additional \$83,900 + GST. Maximize your rental potential! (id:6769)

Primary Bedroom 12.33 Ft x 11.67 Ft

Bedroom 10.00 Ft x 9.25 Ft

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Loft 10.17 Ft x 9.25 Ft

4pc Bathroom Measurements not available

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Dining room 12.42 Ft x 9.50 Ft

Living room 12.58 Ft x 10.67 Ft

Den 9.50 Ft x 9.33 Ft

2pc Bathroom Measurements not available

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