



## 1407 3 Street High River Alberta

\$415,000

Are you ready for a new home that feels brand new, has the perfect updates (check out that stove!) and is in the perfect location - all at the ideal price!?! (And LOW condo fees!) You've found it! This townhouse in the beautiful neighbourhood of Montrose is likely exactly what you are looking for. 3 bedrooms, a primary suite with ensuite, laundry on the 2nd floor, an open living room, dining and kitchen, a south-facing back deck and a FULL basement, perfect for future development or storage. Pair all that with this amazing location and you've got it all! Walk to Co-Op, Canadian Tire and the Rec Centre. A little further and you're downtown checking out all the cool shops. Need to run to Calgary or Okotoks? No problem, you're less than 5 minutes from the highway so you can be in Okotoks in 15 minutes and Calgary in 25! I promise you'll love the neighbourhood, the neighbours and everything High River has to offer - come and check it out! (id:6769)

Storage 17.25 Ft x 38.50 Ft  
Living room 17.50 Ft x 9.67 Ft  
Dining room 10.08 Ft x 14.00 Ft  
Kitchen 7.42 Ft x 14.00 Ft  
2pc Bathroom 2.67 Ft x 7.00 Ft  
Furnace 2.75 Ft x 3.00 Ft

Primary Bedroom 13.33 Ft x 13.33 Ft  
Bedroom 8.58 Ft x 11.25 Ft  
Bedroom 8.67 Ft x 11.17 Ft  
4pc Bathroom 4.92 Ft x 8.00 Ft  
4pc Bathroom 4.92 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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