



1702 3 Street High River Alberta

\$524,900

This brand new, 1716 sq. ft home will be ready for its new owners on December 11, 2023! The open main floor includes a flex room, living room, 2-piece bathroom, as well as a convenient mudroom. Upgraded and stylish, the kitchen is two-tone and includes beautiful quartz countertops, additional drawers, undermount sink, chimney hood fan, pot lights, and an in-island microwave. Upstairs you will find a bonus loft area, enclosed laundry room, and 3 bedrooms including the spacious primary with walk-in closet and 4-piece ensuite. The basement is open and airy with a 9' foundation height and comes with a side entrance for future development or *suite option. Additionally, this family home comes equipped with an upgraded main floor railing, smooth lever handles throughout, LED lighting, and an exterior BBQ gas line. Outside you will find a concrete pad for private parking, which also serves for a future garage. This West-facing home offers mountain views and is located just a few steps from Montrose Pond, walking paths, parks, tennis courts and a future school location. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.*A secondary suite would be subject to approval and permitting by the municipality. (id:6769)

- Office 9.50 Ft x 9.33 Ft
- Living room 12.58 Ft x 10.67 Ft
- Dining room 12.42 Ft x 9.50 Ft
- Kitchen 13.92 Ft x 11.08 Ft
- 2pc Bathroom 5.92 Ft x 6.33 Ft
- Other 6.67 Ft x 6.92 Ft
- Loft 12.17 Ft x 9.25 Ft

- Bedroom 10.00 Ft x 9.25 Ft
- Bedroom 10.00 Ft x 9.25 Ft
- Primary Bedroom 12.33 Ft x 11.67 Ft
- 5pc Bathroom 9.50 Ft x 6.75 Ft
- 4pc Bathroom 9.25 Ft x 5.50 Ft
- Laundry room 7.17 Ft x 5.83 Ft

Listing Presented By:



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