

# \$624,900 - 109 Monterey Place Se, High River

MLS® #A2253958

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,704 sqft

Residential on 0.11 Acres

Montrose., High River, Alberta

Full landscaping now included! (sod on front and back with mulch on the sides) Ready for immediate possession! This 1705 sq. foot 3-bedroom family home is located on a pie-shaped lot in a quiet cul-de-sac with a West-facing backyard. The main floor of this home has a stunning kitchen that includes quartz counters, an eating bar, stainless steel appliances, built-in microwave, and a spacious pantry. This level also features a convenient main floor pocket office, mud room, dining room, and cozy living room. A beautiful spindle railing leads the way to the upper level that has 3 bedrooms including the spacious primary with a walk-in closet and 4-piece ensuite. Upstairs also a family room and laundry room. The bright and airy basement has a 9'™ foundation height. Extras include an added window in the stairwell, upgraded lower kitchen and bathroom cabinetry, upgraded quartz countertops throughout, tile shower in the ensuite, triple pane windows, and an exterior gas line for a future BBQ. 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. Agents please see private remarks

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2253958    |
| Price          | \$624,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,704       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109 Monterey Place Se |
| Subdivision | Montrose.             |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V 0K3               |

### Amenities

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

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)                                                             |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | None                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full                                                                                                                                  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 61                  |
| Zoning         | TND                 |

**Listing Details**

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

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