

# \$415,000 - 13, 1407 3 Street Se, High River

MLS® #A2258322

**\$415,000**

2 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.03 Acres

Montrose., High River, Alberta

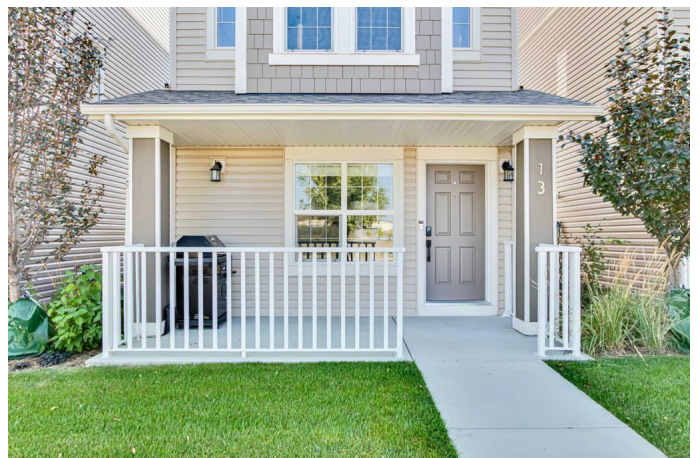
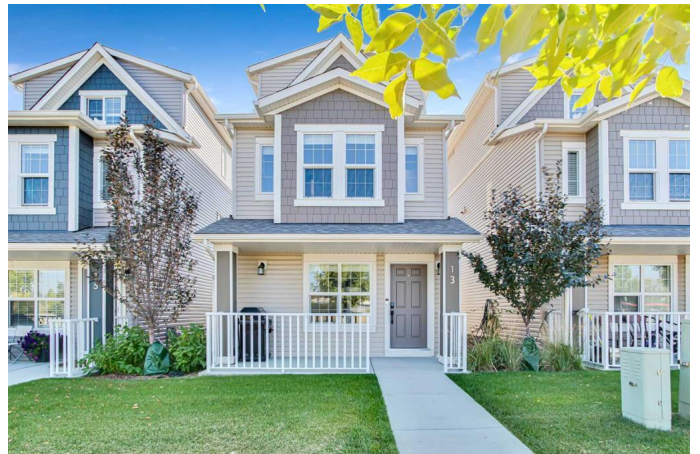
Welcome to this beautiful home in the highly desirable community of Montrose Crossing. Youâ€™ll love the location, with convenient access to shopping, walking paths, a recreation complex, tennis courts and just steps away from peaceful ponds with stunning mountain views. The spacious entryway opens to a versatile area thatâ€™s perfect for a home office, featuring a bright window and direct access to the single car garage with extra room for storage. Natural light fills the open concept main floor, where the crisp white kitchen shines with a large island, granite countertops, a generous pantry and stainless steel appliances - including a recently upgraded gas range. This level also offers a spacious dining area, a convenient two piece bathroom, laundry room and a bright, welcoming living room. Upstairs, youâ€™ll find a generous primary bedroom with a three piece ensuite, along with a second bedroom and a full four piece bathroom. Yard maintenance and snow removal are taken care of by the condo management, making it low maintenance and hassle free for you. This home is in excellent condition and offers an unbeatable location!

Built in 2021

## Essential Information

MLS® #                   A2258322

Price                     \$415,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	13, 1407 3 Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0J9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Slab

**Additional Information**

Date Listed                      September 19th, 2025  
Days on Market                1  
Zoning                              TND

**Listing Details**

Listing Office                    RE/MAX First

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