

# \$549,900 - 611 Monteith Drive Se, High River

MLS® #A2265397

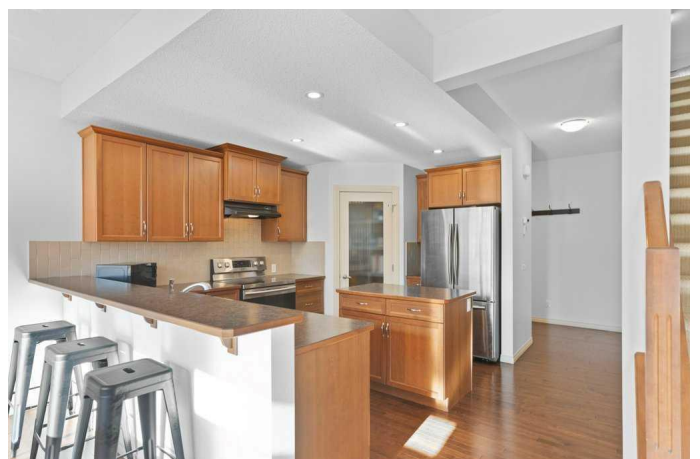
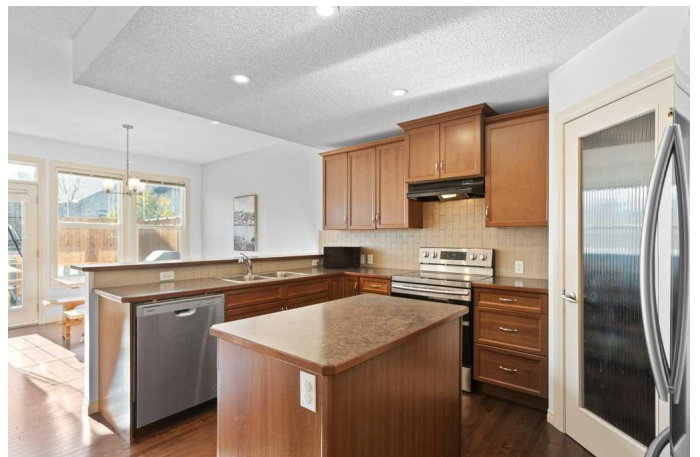
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,963 sqft

Residential on 0.10 Acres

Montrose., High River, Alberta

Welcome home to this beautifully maintained 1,960 sq. ft. family home in the highly sought-after community of Montrose. With 3 bedrooms, 2.5 bathrooms, and an abundance of natural light, this property combines comfort, style, and function. The inviting front entry opens to a bright main floor featuring a convenient 2-piece powder room and main-floor laundry. The kitchen offers a large pantry, plenty of cupboard and counter space, a functional island, and a breakfast bar. The adjoining dining area provides easy access to the backyard, while the cozy living room with a gas fireplace is the ideal spot to relax. A wall of south-facing windows floods the main floor with natural light year-round. Upstairs, you'll find a spacious bonus room, a 4-piece main bathroom, and three generous bedrooms. The primary suite features a large walk-in closet and a luxurious ensuite complete with a double vanity and relaxing soaker tub. Enjoy the outdoors on the private deck with a built-in privacy wall overlooking the fully fenced backyard—perfect for kids, pets, and entertaining. Additional highlights include genuine hardwood flooring, central air conditioning, and an oversized double attached garage. Located in a vibrant family-friendly neighbourhood close to walking paths, schools, shopping, rec centre, and playgrounds. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.



Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265397    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,963       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 611 Monteith Drive Se |
| Subdivision | Montrose.             |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V 0B6               |

## Amenities

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

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)                        |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Storage               |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 18th, 2025 |
| Zoning      | TND                |

## Listing Details

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

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