

# \$459,900 - 52, 351 Monteith Drive Se, High River

MLS® #A2263647

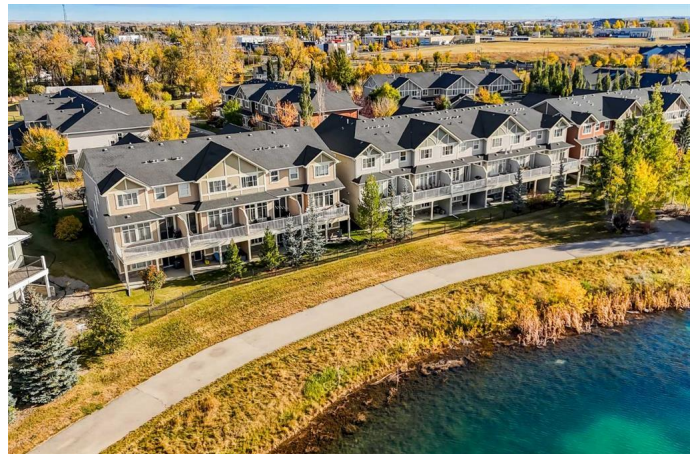
**\$459,900**

3 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.05 Acres

Monteith, High River, Alberta

Live on the water in sought after Monteith! Incredible value in this fully developed walkout property overlooking the water with views of the Rocky Mountains. Over 2200 sq ft of developed living space! Immaculately maintained and updated throughout with tasteful interior renovations & significant mechanical system updates, this property is 100% turnkey. Modern open plan, with large entryway leading to a wide-open kitchen & dining area. Timeless shaker style cabinetry, large corner pantry, & granite countertops including central island. Built-in granite clad message center opposite the kitchen with upper and lower cabinetry makes an excellent bar or coffee station. Stained oak hardwood flooring throughout the main level. Sunny, South facing balcony runs the entire width of the property and is bordered by privacy walls on both sides & makes full advantage of the water & mountain views. 3 very generous bedrooms upstairs including oversized primary bedroom with full ensuite bath and walk-in closet. In this sprawling townhome all rooms are larger than standard and the upper level also offers a central bonus/flex room. Fully developed walk-out basement with a 4th full bathroom with separate deep soaker tub & custom tilework. Media/theatre room offers many uses and walks out directly to a covered patio area with access to the gorgeous, lush community walkways which wind through Monteith and along the water. Many upgrades & extras including central A/C, water softener,



new washer & dryer, new stove, new dishwasher, & smart controls for the high efficiency furnace & A/C. Single attached garage, fully insulated and drywalled with 10' high ceiling. Located just steps from High River Co-Op, Rec Center, community walkways, parks, courts, & all amenities. A premium location within High River nestled in a nature-focused development with easy access to all the community has to offer. The total package offering superb value in Monteith of High River!

Built in 2011

### Essential Information

MLS® #	A2263647
Price	\$459,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.05
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	52, 351 Monteith Drive Se
Subdivision	Monteith
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0E9

### Amenities

Amenities	Park, Visitor Parking
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Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	TND

## Listing Details

Listing Office	RE/MAX Complete Realty
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