

# \$419,900 - 94, 351 Monteith Drive Se, High River

MLS® #A2250292

**\$419,900**

5 Bedroom, 4.00 Bathroom, 1,357 sqft  
Residential on 0.05 Acres

Monteith, High River, Alberta

Welcome to this beautifully updated townhome in the heart of High River. This bright and spacious property offers 3 bedrooms upstairs, 2.5 bathrooms, and a single attached garage. The open-concept main floor creates a seamless flow between the kitchen, dining, and living areas. Upstairs you'll find three well-sized bedrooms, including a comfortable primary suite with its own ensuite.

The fully finished basement adds incredible versatility with two additional bedrooms, a two-piece bathroom, and a generous recreation room — perfect for family living, guests, or a home office setup.

Enjoy outdoor living on the deck overlooking the open yard, ideal for relaxing or entertaining. Located in a family-oriented community, this home is close to excellent schools, parks, recreation facilities, and all amenities. A wonderful opportunity for families, first-time buyers, or anyone looking for a move-in ready home in a welcoming neighborhood.

Built in 2019

## Essential Information

MLS® #	A2250292
Price	\$419,900
Bedrooms	5



Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,357
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	94, 351 Monteith Drive Se
Subdivision	Monteith
City	High River
County	Foothills County
Province	Alberta
Postal Code	t1v0g1

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Lawn, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	4
Zoning	TND

### **Listing Details**

Listing Office	Real Broker
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