

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

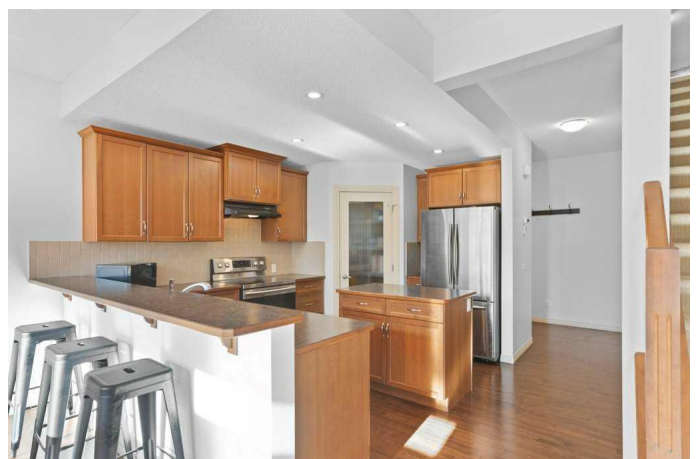
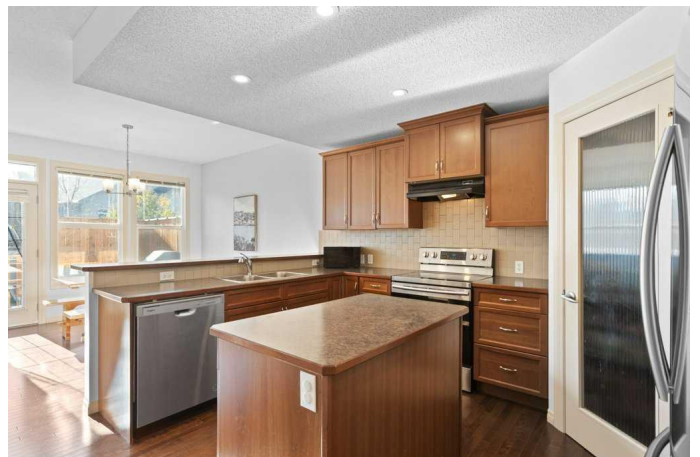
MLS® #A2265397

**\$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 |
| Days on Market | 5                  |
| Zoning         | TND                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.