

\$649,900 - 109 Monterey Place Se, High River

MLS® #A2253958

\$649,900

3 Bedroom, 3.00 Bathroom, 1,704 sqft

Residential on 0.11 Acres

Montrose., High River, Alberta

Fully landscaping not included! (sod on front and back with mulch on the sides) Ready for immediate possession! This 1705 sq. foot 3-bedroom family home is located on a pie-shaped lot in a quiet cul-de-sac with a West-facing backyard. The main floor of this home has a stunning kitchen that includes quartz counters, an eating bar, stainless steel appliances, built-in microwave, and a spacious pantry. This level also features a convenient main floor pocket office, mud room, dining room, and cozy living room. A beautiful spindle railing leads the way to the upper level that has 3 bedrooms including the spacious primary with a walk-in closet and 4-piece ensuite. Upstairs also a family room and laundry room. The bright and airy basement has a 9'™ foundation height. Extras include an added window in the stairwell, upgraded lower kitchen and bathroom cabinetry, upgraded quartz countertops throughout, tile shower in the ensuite, triple pane windows, and an exterior gas line for a future BBQ. Close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour. Agents please see private remarks

Built in 2025

Essential Information



MLS® #	A2253958
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,704
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	109 Monterey Place Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0K3

Amenities

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

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	52
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.