

# \$434,900 - 76, 351 Monteith Drive Se, High River

MLS® #A2169239

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,358 sqft  
Residential on 0.00 Acres

Monteith, High River, Alberta

Introducing the Exciting New Construction by Jenga Homes! Construction has begun on unit #76 Building 11 walkout basement, located in the charming Villas of Monteith community. Let's explore the remarkable features of this beautiful home.

The main floor welcomes you with an airy and open concept design, creating a spacious and inviting atmosphere. The kitchen is a showstopper, equipped with elegant quartz countertops, a trendy backsplash, and a convenient island, perfect for all your culinary adventures. Adjacent to the kitchen, you'll find a delightful balcony where you can enjoy your morning coffee or host evening BBQs, made even easier with a natural gas hook up.

This dwelling boasts three well-appointed bedrooms on the upper level, accompanied by three and a half baths, ensuring utmost comfort and convenience for you and your family. To add to the convenience, there's an upstairs laundry area, making your daily routines even more effortless. The primary bedroom is a luxurious retreat, featuring a lavish four-piece ensuite and a generously sized walk-in closet, offering both style and practicality.

The kitchen itself is a sight to behold, with sleek white solid cabinet doors and a corner pantry, providing ample storage space for all your culinary needs. Entertaining guests while whipping up delicious meals becomes a joy, as the cozy living room creates a welcoming ambiance for everyone to enjoy.



Living in this community comes with added perks, as lawn maintenance and snow removal are taken care of for you, allowing you to focus on the more enjoyable aspects of life.

Embrace the comfort and convenience of your new home in the Villas of Monteith. Your dream lifestyle awaits! Last Unit!!!

Built in 2024

### Essential Information

MLS® #	A2169239
Price	\$434,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,358
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	76, 351 Monteith Drive Se
Subdivision	Monteith
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0E9

### Amenities

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

### Interior

Interior Features High Ceilings, Kitchen Island,  
Appliances Dishwasher, Microwave, Mic  
Oven  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood  
Foundation Poured Concrete

### Additional Information

Date Listed September 27th, 2024  
Days on Market 101  
Zoning TND

### Listing Details

Listing Office Ace Realty



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.