

# \$549,900 - 1519 3rd Street Se, High River

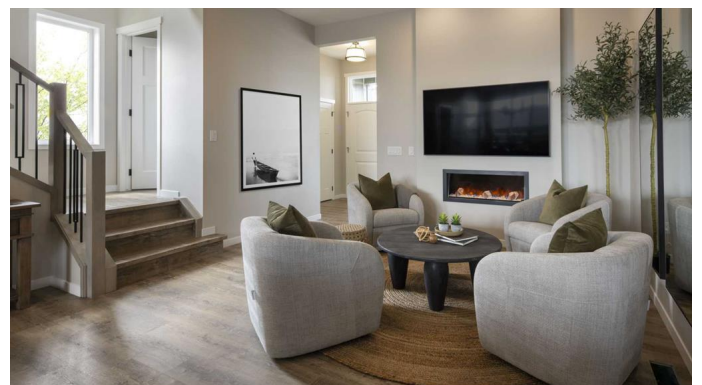
MLS® #A2182529

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,716 sqft  
Residential on 0.08 Acres

Montrose., High River, Alberta

Welcome to the Lyall by Hopewell! This brand-new 1716 sq. foot 3-bedroom home is under construction and offers excellent income potential. The main floor has luxury vinyl plank flooring and features a flex room suitable for an office or playroom. The stylish, two-toned, L-shaped kitchen opens into the living/dining area and is upgraded with quartz counters, stainless steel appliances, Silgranit kitchen sink, LED pot lights, chimney hood fan, built-in microwave and additional drawers. Large rear-facing windows overlook the west facing back yard that is perfect for outdoor cookouts and comes with an exterior BBQ gas line. The upper level has a convenient loft as well as 3 bedrooms including the spacious primary that has tile to the ceiling above the ensuite shower. The basement has a 9â€™™ foundation height, providing an open and airy feel. Extras include a basement wet bar rough-in, quartz bathroom counters, knockdown ceiling texture, a 20'x21' concrete pad as well as a separate secondary entrance for future basement suite potential. 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 and floor plans. \*\*Hopewell also provides the option of building this model on one of their other laned lots, allowing you to build the home to include a 2 bed, 2 bath fully legal basement suite for an additional \$83,900 + GST. Maximize your rental potential! (a



secondary suite would be subject to approval and permitting by the town of High River)

Built in 2024

### Essential Information

MLS® #	A2182529
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1519 3rd Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0K8

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, No Smoking Home, Pantry, Walk-In Closet(s), High Ceilings, Kitchen Island, No Animal Home, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Microwave, Stove(s)
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

### **Exterior**

Exterior Features	None
Lot Description	Front Yard, Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 6th, 2024
Days on Market	120
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Southern Realty
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