



GRASSROOTS
REALTY GROUP

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148 1st Street SW
Hill Spring, Alberta

MLS # A2220799



\$200,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,576 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.69 Acre		
Lot Feat:	Corner Lot, Few Trees, Open Lot		

Heating:	Electric, Natural Gas, Space Heater	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Slab	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Storage, Tile Counters		

Inclusions: N/A

Step back in time with this beautifully preserved character home, one of the original residences in Hill Spring, built in 1912. Nestled in a quaint and quiet village just minutes from the stunning Waterton Reservoir—ideal for camping, boating, fishing, and picnicking—this property offers the perfect blend of history, charm, and natural beauty. Situated on a large, picturesque lot just under an acre, this home is a rare gem. Enjoy the benefits of irrigation water from a nearby canal, a private water hydrant, and town water and sewer services—a truly unique and versatile setup. Inside, you’ll find original hardwood flooring upstairs, with laminate and tile throughout the main level. The spacious kitchen and living room provide an inviting space for gatherings, while the main floor primary bedroom, full bathroom, and large laundry/mudroom with back entrance add practical convenience. Upstairs are two additional cozy bedrooms. Additional features include 3 storage sheds, circular driveway with pull-through access, and ample storage space. Hill Spring is just 25 minutes from both Pincher Creek and Cardston, both offering full amenities, and is home to a close-knit community, a convenience store, and a local church. If you’re looking for peace, community spirit, and proximity to Alberta’s natural beauty, this is the place for you. Don’t miss your chance to own a piece of Hill Spring history! Call your favourite REALTOR® today to book a showing!