



GRASSROOTS
REALTY GROUP

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302 6 Avenue NE
Three Hills, Alberta

MLS # A2224502



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,963 sq.ft.	Age:	1950 (75 yrs old)
Beds:	7	Baths:	4
Garage:	Aggregate, Front Drive, Off Street, Outside, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	PBI
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: 3 fridges, 3 microwave, 3 stoves electric, freezer, 2 sets of washer/dryer

Investors alert, this gem is all about \$\$\$\$\$. Newly renovated, live on the main, rent up and down or rent them all! large character home, close to Prairie Bible College and all amenities (gas station, restaurants, convenience store, downtown shopping, schools and hospital). This property is zoned R2 and offers 3 independent living areas. Main floor has 3 bedrooms master has an Ensuite & large closet, a spacious living room & cozy kitchen & a 4 piece bath. All newly renovated, epoxy floors and new windows. newer kitchen & flooring. A private covered exterior stairway leads to a surprisingly large upper unit offering 1 bedroom, a generous eat-in kitchen a quaint living room space accented with sloped ceiling & a 4 piece bathroom. Basement all renovated with epoxy floors & 2 common laundry units. Fully fenced with garden sheds, mature trees & lots of space for all to share. Plenty of parking up front for 4-5 cars. Showing can be booked through Showing Time.