



729 1 Street NE
Three Hills, Alberta

MLS # A2245006



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Oversized, RV Access		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Rectangular		

Heating:	Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Sump Pump(s), Suspended Ceiling, Wet Bar		

Inclusions: Pool Table, Built in China Cabinet, Built in Desk, Built in Entertainment Unit (downstairs), Backyard Swing

This spacious and well maintained 1276 sq ft bungalow is packed with extras and ready for you to move in! Nestled on an extra-large lot in the charming Town of Three Hills, this home offers the perfect blend of comfort, functionality, and room to entertain—inside and out. Step onto the inviting front porch sitting area, and enter into a welcoming foyer that leads into a sunken living room featuring a cozy gas fireplace with a hand-carved mantle. The thoughtfully designed main floor continues with a short hallway providing direct access to the insulated double garage and a built-in oak work desk—ideal for a home office or study nook. The open dining area boasts a built-in oak china cabinet, and the adjacent kitchen is a cook’s delight, filled with solid oak cabinetry and plenty of counter space. The primary bedroom offers comfort and convenience with a 2-piece ensuite and built-in makeup vanity. A second bedroom, full bathroom (with separate tub and shower), and main floor laundry room round out the level. Downstairs, the finished basement adds even more living space with a third bedroom, 3-piece bathroom, cozy family room with a (never-used) wood stove, and a games area complete with wet bar and pool table. A large cold storage room provides the perfect place to store your homegrown produce. At the back of the home, you’ll find a spectacular three-season sunroom (18’ x 24’) with an electric faux-wood stove, leading to a covered BBQ patio (22’ x 14’)—perfect for gatherings with family and friends. The outdoor space is a gardener’s dream, featuring a productive vegetable garden, a relaxing landscaped yard with a swing, and an extra-tall, heated workshop (16’ x 28’) with built-in cabinets and shelving—perfect for hobbyists, mechanics, or extra storage. All of this is conveniently

located close to downtown shopping, schools, and amenities. Don't miss your chance to own this exceptional property in a quiet, welcoming community. Book your private showing today!