



GRASSROOTS
REALTY GROUP

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602 4 Street SE
Three Hills, Alberta

MLS # A2246848



\$259,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	989 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Perfectly located just a few homes away from a school, this inviting property offers comfort, space, and convenience. The main floor features 2 bedrooms and a full bathroom, a bright living room with a huge front-facing window, and beautiful hardwood floors throughout. The spacious kitchen provides ample storage and room to work, while the added convenience of main floor laundry makes daily living even easier. Downstairs, you'll find a large rec room—ideal for family time or entertaining—plus a second bathroom for extra flexibility. Outside, the huge backyard offers endless possibilities for gardening, play, or future projects, all set on a generous lot in a welcoming community.