



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

734 1st Street NE
Three Hills, Alberta

MLS # A2247784



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,232 sq.ft.	Age:	1948 (77 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Natural Woodwork		

Inclusions: Firepit

Never before listed property in a very attractive location in Three Hills, this four bedroom one and half storey sits on a massive lot, room for a huge garden as well as trampoline for kids, and anything else you might want. Inside the home it shows more than a little character with the well kept woodwork, Much of the house has it. Several windows have been replaced over the years as well as kitchen cabinets, basement flooring (Tri Cor sub floor) is vinyl plank. The attached 2 car garage is a great asset to the property, keep your vehicles in out of our unpredictable Alberta weather. This is a must see home.