



GRASSROOTS
REALTY GROUP

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

614 4 Street
Three Hills, Alberta

MLS # A2264084



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, See Remarks, Walk-In Closet(s)		

Inclusions: Washer/Dryer Pedestals

Move-in ready 4-bedroom family home in Three Hills! With two bedrooms upstairs and two downstairs, this property is perfect for families needing flexibility. The primary suite boasts a large walk-in closet with custom organizer. The main floor has been tastefully upgraded — new flooring, a refreshed bathroom, updated kitchen, and newer vinyl windows and doors. Outside, you'll love the fully fenced yard, back-alley access, and space for RV parking. The single car garage is insulated and wired. Major mechanical upgrades — high-efficiency furnace and panel — completed in 2016. All this in a sought-after location, just steps from school and playground. Don't wait — a home that checks all the boxes!