



125 3 Avenue NE
Three Hills, Alberta

MLS # A2270565



\$349,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,165 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Suspended Ceiling, Vinyl Windows		

Inclusions: Garage Refrigerator and Deepfreeze

Welcome to this beautifully updated 50+ townhouse in the heart of Three Hills, keeping comfort, convenience, and low-maintenance living in mind. This spacious home features 4 bedrooms (2 up, 2 down) and 3 bathrooms, including a 3-pc ensuite off the primary bedroom. The main floor offers an inviting living/dining area, and a bright updated kitchen, along with the convenience of main-floor laundry complete with a utility sink. The fully developed basement provides a generous family room, a den/office, two additional bedrooms, a 3-pc bathroom, and plenty of storage, giving you lots of room for hosting family and keeping everything organized. Enjoy the benefit of a single attached garage and a prime location close to downtown amenities, shopping, and services. A wonderful opportunity to enjoy an easy, relaxed lifestyle in the welcoming community of Three Hills.