



GRASSROOTS
REALTY GROUP

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23 Cherry Lane SE
Three Hills, Alberta

MLS # A2275200



\$259,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Irreg		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	31-31-23-W4
Exterior:	Mixed	Zoning:	R1
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: n/a

Perfect Affordable Starter or Retirement Bungalow On a Quiet Culdesac close to Public school, Day care and Just a few blocks walk to main street. Backs on to open field. 3 Bedrooms & 2 full Bathrooms, Laundry Entry room, Convenient Eat in Kitchen, Open Living room. All with vaulted ceilings, Large front Covered Deck. New Furnace 2024, New Hot water tank 2025. Accessible Wheel Chair Ramp to concrete Parking Pad