



**511 3 Street SE**  
**Three Hills, Alberta**

**MLS # A2287298**



**\$259,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	979 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Window Coverings

This 4-bedroom bungalow (2 up, 2 down) with 1.5 bathrooms offers plenty of room for family living, guests, or a home office setup. The main floor provides comfortable everyday living, while the lower level adds additional bedrooms and flexible space to suit your needs. Situated on an extra-large lot with partial fencing, this property offers so much potential &mdash; whether you envision expanding outdoor living space, adding further landscaping, creating a garden oasis, or exploring future development possibilities. There is plenty of room for kids, pets, or additional storage. The standout feature is the oversized garage, complete with workbenches &mdash; ideal for car enthusiasts, hobbyists, or anyone needing substantial workspace. With a little vision, this property presents a fantastic opportunity to build equity and customize to your taste. Located close to school and just minutes from downtown amenities, you&rsquo;ll enjoy both space and convenience in one of Alberta&rsquo;s most welcoming communities.