



318 4 Avenue SE
Three Hills, Alberta

MLS # A2292467



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	707 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garden Shed

If you have been searching for an affordable home with room to make it your own, this property offers a great opportunity. Several important updates have already been completed, including a brand new roof installed just three weeks ago and a new furnace installed last year, giving peace of mind on two of the major components of the home. The main level offers a practical layout with one bedroom and one bathroom upstairs, along with a functional kitchen and convenient eat in area for everyday meals. The large dining room provides flexible space that could easily double as a home office, hobby room, or workspace depending on your needs. The living room is a comfortable place to relax, featuring an airtight wood stove that adds warmth and character, perfect for cozy evenings while watching your favorite shows. Downstairs you will find two additional bedrooms and a second bathroom, providing extra space for family, guests, or a home office setup. Large basement windows allow natural light to enter the lower level, helping the bedrooms feel bright and welcoming. The laundry area is also located downstairs and the washer and dryer are included. One of the standout features of this property is the large heated double garage, something that is not easy to find at this price point. Whether you have vehicles, recreational toys, tools, or simply enjoy having a workshop space, this garage offers plenty of room and flexibility. Three Hills offers the charm and comfort that comes with small town living in the heart of Kneehill County. Known for its welcoming community, the town provides everyday amenities including schools, parks, recreation facilities, grocery stores, a hospital, and local shops. Prairie College is also located here, bringing additional energy and activity to the community. Residents enjoy community events throughout the year including the well known

Cruisin' the Plains car show, seasonal markets, and local festivals. Recreation options include an aquatic centre, arena, golf course, parks, and walking trails. It is the kind of place where life slows down just enough to enjoy it, neighbours look out for each other, and everything you need is only minutes away. Come discover what makes Three Hills such a great place to call home.