



**824 6 Avenue NE**  
**Three Hills, Alberta**

**MLS # A2293512**



**\$459,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

<b>Heating:</b>	Baseboard, Boiler, In Floor, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** Oak Dining Table & 8 Chairs, Wardrobe in Basement Bedroom, Wardrobe in Main Floor Bedroom, Cabinets in Attached Garage, Gazebo, Gas BBQ, Basketball Stand/Hoop, Built-in Workbenches in Detached Garage

Welcome to this spacious 6-bedroom, 3-bathroom bi-level home situated on an extra-large lot with both a single attached garage and an additional 22' x 24' detached double garage. A large welcoming front entry offers convenient access to the upper and lower levels, attached garage with in-floor heat, and the backyard. The upper level features an open-concept layout with a bright living room highlighted by a gas fireplace, a functional kitchen with island, granite countertops, pantry with pull-out shelves, abundant storage, and plenty of workspace, plus a dining area with garden door leading to the front deck. This level also offers 3 bedrooms, including a primary bedroom with walk-in closet and 3-piece ensuite, an additional 3-piece bathroom with jetted tub, and convenient main floor laundry. The fully developed lower level with cozy in-floor heat is filled with large windows and offers a spacious rec room with wet bar, 3 more bedrooms, a 4-piece bathroom, storage, and utility room. Outside, the fully fenced backyard is ideal for family living and entertaining, complete with a patio, gazebo, gas BBQ, detached double garage (for additional parking, storage, or workspace), basketball stand, and plenty of room for kids to play. Raspberries, haskap berries, shrubs, and mature trees add to the appeal of this well-rounded, family friendly property.