



**285 9 Street SE**  
**Three Hills, Alberta**

**MLS # A2293619**



**\$419,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Private		

**Heating:** Forced Air, Natural Gas, Wood, Wood Stove

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Soaking Tub

**Inclusions:** 1 garage door remote, all blinds, decorative curtain with hooks on main floor bedroom, mirror at the end of hallway, and outdoor fire bowl. Garage - attached shelving and work bench.

A well-maintained 4-bedroom, 3-bathroom home ideally located in a vibrant, family-oriented community. This home boasts a beautifully landscaped, fully fenced backyard with a covered deck, fire pit area, and large storage shed. The garden space creates a peaceful setting where birds return each year, adding a charming and natural touch to the yard throughout the seasons. A bright, elegant kitchen offers ample storage and counter space, along with a moveable kitchen island with pull-out cupboards, providing flexibility for everyday living and entertaining. This home features many extras including real hardwood floors, high-end lighting, a newer soaker tub in the ensuite bathroom, central vacuum, wired-in smoke and carbon monoxide detectors for added safety, three bedrooms on the main floor, and three separate entrances. The attached heated garage includes a large workbench, making it ideal for projects, storage, or hobby space. The large paved driveway offers 4 parking spots adding additional convenience. This home also offers two separate heating sources (wood stove and forced air). For peace of mind, the furnace was serviced in the fall and the wood stove chimney cleaned, making this home ready for a cozy spring move-in. Kinsmen Park is less than a 5-minute walk away, offering tennis courts, pickleball, basketball, and an outdoor rink. Anderson Park, just a few minutes' drive away, provides beautifully landscaped green space with walking trails, amphitheatre, playground, and picnic areas. There is an abundance of nearby playgrounds, ball diamonds, and soccer fields, promoting an active lifestyle for families. Book your showing today to view this beautiful family home.