



211 4 Avenue SE
Three Hills, Alberta

MLS # A2297166



\$619,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,110 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Boiler, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Wood Windows

Inclusions: shed

Discover the perfect blend of elegance, comfort, and craftsmanship at 211 4 Ave SE. From the moment you step through the welcoming foyer, this home invites you to slow down, gather, and enjoy the spaces designed for real living. The showpiece kitchen and dining area — complete with quartz surfaces, rich quarter-sawn oak cabinetry, a cozy wood-burning fireplace, and a generous island made for conversation — becomes the heart of the home. Upstairs, the serene primary suite offers a spa-like escape, while additional bedrooms provide room for family or guests. The lower level features a spacious living room, a dedicated office, and a high-function laundry room. The basement level includes the fourth bedroom, a rec room, a storage room, and a utility room — providing flexibility for guests, hobbies, or additional living space. Outside, the home continues to impress. The exterior is low-maintenance, finished in stucco with a beautiful natural stone fireplace and a rubber roof for long-lasting durability. There is triple off-street parking plus an oversized double garage. The fully fenced backyard is private and inviting, featuring mature trees and shrubs, a covered patio, built-in concrete planters, and a storage shed — perfect for outdoor living and gardening.