



520 8 Street SE
Three Hills, Alberta

MLS # A2302460



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot, Street Lighting		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Sump Pump(s), Suspended Ceiling		

Inclusions: Living Room Window Coverings, 3 Counter Stools

Welcome to this spacious and well-appointed bungalow located in a cul-de-sac—perfect, for a growing family! Offering 4 bedrooms (2 up, 2 down) and 3.5 bathrooms, this home combines comfort, functionality, and thoughtful updates throughout. The open-concept kitchen is designed for everyday living and entertaining, featuring ample counter space, quartz countertops, abundant storage, and convenient counter seating. The adjoining dinette leads directly to the back deck—ideal for summer BBQs and outdoor gatherings. A formal dining area flows into the sunken living room, highlighted by large windows that fill the space with natural light and a cozy corner fireplace. The main floor also offers the convenience of laundry, along with a primary bedroom complete with its own 3-piece ensuite. Downstairs, the fully developed basement features in-floor heating, additional bedrooms, bathroom, and plenty of space for family activities or guests. A standout feature of this home is the solar panel system, helping to keep electrical costs to a minimum. Recent updates, including vinyl plank flooring throughout and a refreshed kitchen, add modern appeal and value. Outside, enjoy a fenced yard and a bright double detached garage with in-floor heat and data run from the house—perfect for Alberta winters and year-round use. Located in the welcoming community of Three Hills, you’ll appreciate close proximity to schools, parks, playgrounds, walking trails, an arena, swimming pool, hospital, and all the amenities of a vibrant small town. A fantastic opportunity to enjoy space, efficiency, and comfort in a family-friendly setting!