

\$220,000 - 317 3 Avenue Ne, Three Hills

MLS® #A2212532

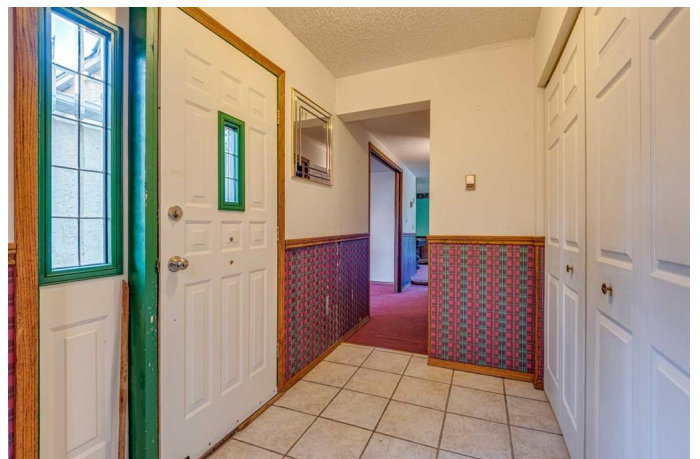
\$220,000

5 Bedroom, 2.00 Bathroom, 2,448 sqft

Residential on 0.14 Acres

NONE, Three Hills, Alberta

Unique opportunity! This house is really a must see! A 5 bedroom- 2 bath home with large double detached garage, has an amazing blend of historical charm and modern potential. The front 1 1/2 storey boasts window seats, finished attic charm and a classic parlor complete with book shelves and a fireplace. The kitchen and dining room newer and are huge with so much space for a very large family, loads of entertaining or anything the mind can conceive, and a quite recent addition of a rec and living room have been built, with new flooring and new air exchangers. Walking distance to shopping downtown, the pool, arena, and Prairie Bible Institute in the friendly town of Three Hills, nestled in heart of Kneehill County. Three Hills is the largest municipality in Kneehill County. Don't miss out! Call your favorite Realtor today and book your appointment.



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212532 |
| Price | \$220,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,448 |
| Acres | 0.14 |
| Type | Residential |

| | |
|----------|-------------------|
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 317 3 Avenue Ne |
| Subdivision | NONE |
| City | Three Hills |
| County | Kneehill County |
| Province | Alberta |
| Postal Code | T0M2A0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Washer/Dryer |
| Heating | Boiler, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Unfinished, See Remarks |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 5 |

Zoning R1

Listing Details

Listing Office Royal LePage Country Realty

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