

# \$249,900 - 202 4 Avenue Se, Three Hills

MLS® #A2207502

**\$249,900**

5 Bedroom, 3.00 Bathroom, 2,337 sqft

Residential on 0.24 Acres

NONE, Three Hills, Alberta

This unique 2336 sqft 5 bedroom and 2.5 bath home is ready for your finishing touches to make it your own. You have options.... use ALL the space for yourself or utilize the additional self contained living space separately!! This home is situated on 3 lots and only one block south of main street, right in the center of town for your convenience! On the main floor you will find a large kitchen, lowered counters with an island for all your prep work, dining area for your growing family, an extra-large living room with gas stove, 1 bedroom, 4pc washroom, main floor laundry and a spacious entry with a ramp. The main floor over flows with natural light. Upstairs you will discover extra storage, two more bedrooms, 1½ bath, flex area and access to an upper patio. On the west side of the house is an independent living area with a kitchen, dining area and living room on the main floor with 2 bedrooms, 4pc washroom, washer/dryer and another flex space in the basement. Outside you have a huge double detached garage, large landscaped yard, fenced, deck and a circular raised garden. This home was built for wheelchair access and has an elevator to get you to the top floor or you can take the stairs. The property has all this and more.....just needs YOU and your creativity!!!

Built in 1960

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2207502          |
| Price          | \$249,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,337             |
| Acres          | 0.24              |
| Year Built     | 1960              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 202 4 Avenue Se |
| Subdivision | NONE            |
| City        | Three Hills     |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M 2A0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Elevator, No Smoking Home                                             |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Refrigerator, See Remarks, Washer, Electric Cooktop |
| Heating           | Forced Air, See Remarks                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Partial                                                                     |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Garden, Lawn, Rectangular Lot |

|              |                               |
|--------------|-------------------------------|
| Roof         | Asphalt Shingle, Metal, Mixed |
| Construction | Vinyl Siding, Wood Frame      |
| Foundation   | Poured Concrete               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 34              |
| Zoning         | R1              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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