

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

MLS® #A2212532

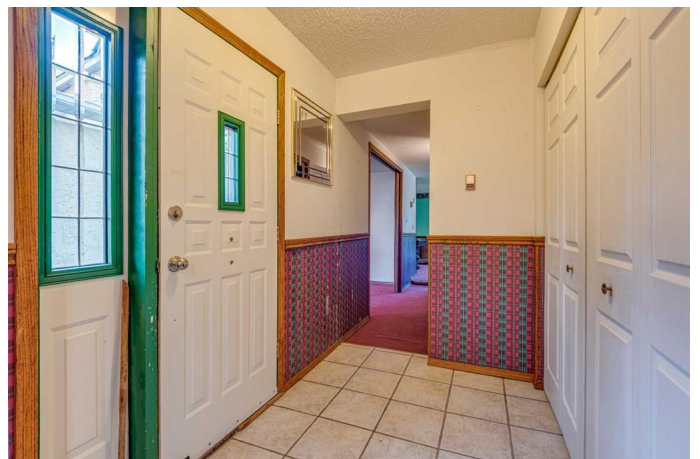
## \$220,000

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	Natural Gas, Boiler
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	76

Zoning R1

## Listing Details

Listing Office Royal LePage Country Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.