

# \$399,000 - 204 1 Avenue Se, Three Hills

MLS® #A2224994

**\$399,000**

0 Bedroom, 0.00 Bathroom, 2,175 sqft

Multi-Family on 0.00 Acres

NONE, Three Hills, Alberta

Welcome to this exceptional investment opportunity! This well-maintained 4-plex is situated in a prime location, offering a perfect blend of convenience and comfort. Each unit features spacious layouts with modern amenities, making it an attractive choice for tenants. All four units are currently occupied, with tenants also paying their own utilities, and all leases were renewed for 1 year as of June 1st 2025. A new roof was put on in 2017, and the furnace replaced in 2020. The South part of the of the 4 plex was added in 2003 and the original part was completely renovated at the same time with new plumbing, electrical, windows, insulation, drywall etc. Each unit has its own HWT and natural gas furnace, utilities, in-suite laundry and electrical panels, with the upper units having vaulted ceilings. 3 Units are 2 bed 1 bath and the 4th is a 3 bed 1 bath. The town is home to several amenities, including schools, parks, and recreational facilities. Three Hills is also known for its agricultural roots, with many residents involved in farming and ranching. One notable feature of Three Hills is the presence of the Prairie Bible Institute, a Christian institution that has been a central part of the town's identity since 1922. The institute attracts students from various places, contributing to the town's diverse community. Three Hills combines a friendly, small-town atmosphere with rich cultural and educational opportunities, making it a unique place to live and visit. Whether you're an experienced investor or looking



to enter the real estate market, this 4-plex presents an outstanding opportunity. Donâ€™t miss your chance to own a piece of this thriving community! Schedule a showing today to explore all the potential this property has to offer

Built in 1950

**Essential Information**

MLS® #	A2224994
Price	\$399,000
Bathrooms	0.00
Square Footage	2,175
Acres	0.00
Year Built	1950
Type	Multi-Family
Sub-Type	4 plex
Status	Active

**Community Information**

Address	204 1 Avenue Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

**Amenities**

Parking Spaces	8
Parking	Plug-In

**Interior**

Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
------------	--

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	27
Zoning	R2

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.