

# \$359,000 - 594 3 Avenue Se, Three Hills

MLS® #A2246074

**\$359,000**

3 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.17 Acres

NONE, Three Hills, Alberta

This welcoming, open-concept home is perfectly situated close to schools, a playground, outdoor arena, tennis courts, and scenic walking paths—an ideal setting for family living. The main floor features a spacious kitchen with ample cupboards and countertop space, perfect for cooking and entertaining. The generous dining area opens onto a 24' x 8' deck through patio doors, ideal for summer BBQs or morning coffee. The kitchen's breakfast bar seamlessly connects to the cozy living room, creating a bright and inviting space for gatherings. Also on the main level are three comfortable bedrooms and a full 4-piece bathroom. The fully developed basement includes a large family room, 3-piece bathroom, laundry area with sink, and plenty of storage, plus convenient access to the attached single-car garage. Step outside to enjoy a fully fenced yard with gated parking access—perfect for pets, kids, or extra vehicles. A bonus detached 18' x 24' garage with electricity offers even more parking or workshop space. Whether you're starting out or looking to grow, this home checks all the boxes. Don't miss your chance to make it yours!

Built in 1975

## Essential Information

MLS® # A2246074

Price \$359,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,179
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	594 3 Avenue Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached, Single Garage Detached
# of Garages	2

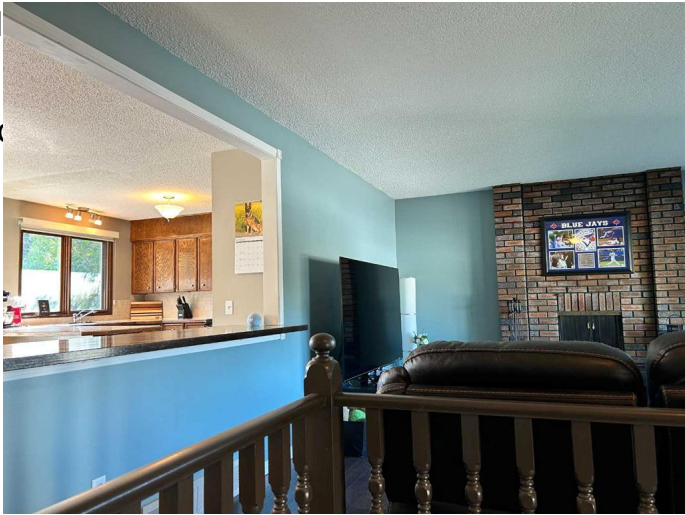
### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Gentle
Roof	Asphalt
Construction	Brick, Composite Siding, Wood
Foundation	Poured Concrete



**Additional Information**

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office	First Place Realty
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