

# \$569,000 - 809 1 Street Se, Three Hills

MLS® #A2251163

**\$569,000**

4 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.18 Acres

NONE, Three Hills, Alberta

Welcome to this beautiful 2-storey home that perfectly blends timeless curb appeal with modern comfort. The inviting exterior boasts a classic veranda, stone-accented garage, and warm exterior lighting that enhances the property's character and charm. Step inside to a large foyer that sets the tone for the spacious layout. The main floor features a bright living room and an open concept design anchored by a cozy 3-sided fireplace. The kitchen is designed for both everyday living and entertaining, offering a central island with seating, corner pantry, and abundant cabinetry and counter space. Just off the dining area, a garden door opens to a large back deck with natural gas hook-up for BBQ, overlooking the fully fenced backyard complete with a shed, play center, firepit area (under the current pool), and plenty of room for family fun. A main floor office (or potential bedroom) is conveniently located next to a 2-piece bath. Rounding out this level is a large laundry room with sink, closet, and garage access. Upstairs, the primary retreat is a true highlight, offering two closets—one a spacious walk-in—and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and separate shower. Two additional bedrooms and a full bathroom with dual sinks complete the second level. The fully developed basement features high ceilings, large windows, and a spacious recreation room—perfect for movie nights and gatherings. A generous fourth bedroom and



three-piece bathroom finish off the lower level. This home is ideally located across the street from beautiful Anderson Park, complete with walking paths, a gazebo, tranquil streams, a fountain, and trees lit up at Christmas. Close to schools and downtown, it offers exceptional space, comfort, and style in a family-friendly setting.

Built in 2005

### **Essential Information**

MLS® #	A2251163
Price	\$569,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	809 1 Street Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Playground, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	First Place Realty
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