



GRASSROOTS
REALTY GROUP

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133 6 Avenue SE
Three Hills, Alberta

MLS # A2299452



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,595 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s)		

Inclusions: Shelves and Doored Cabinet in Storage Room, Island Stools

Welcome to this spacious and inviting family bungalow, offering 5 bedrooms and 3 bathrooms, this home provides room for everyone both inside and out. The main floor features a functional layout with front living room and dining room as well as access to the attached garage. You will enjoy preparing meals in the updated kitchen with convenient island with seating, quartz countertops and abundant storage, adjacent to a cozy sunken family room highlighted by a charming wood-burning fireplace. You'll find 3 bedrooms on the main level, including a primary suite with a private 3-piece ensuite, as well as a bright 4-piece bathroom complete with a skylight. Recent updates including new flooring and fresh paint add a modern touch throughout. The fully developed basement offers incredible additional living space with an enormous rec room, complete with a comfortable sunken area with gas fireplace—perfect for relaxing or entertaining. Two additional bedrooms, a 3-piece bathroom, a cold room, and a large storage area with shelving add to the home's functionality. In-floor heat in the basement ensures year-round comfort. Step outside the back entrance to enjoy the fully fenced yard and back deck—ideal for kids, pets, and outdoor gatherings. Located in the vibrant Town of Three Hills, you'll appreciate access to multiple parks, playgrounds, and walking trails, along with excellent recreational facilities including an aquatic centre, arena, and community events year-round. The town also offers convenient downtown shopping, dining, and essential services, as well as a modern health centre providing a wide range of medical care for residents.