



24E 3 Avenue S
Hill Spring, Alberta

MLS # A2305470



\$230,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,032 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, Outside, See Remarks, Single Gar		
Lot Size:	0.70 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn, Rectangular Lot, See Remarks, Square Shap		

Heating:	Forced Air, Propane, See Remarks, Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Blinds, (all attached and unattached goods in as is condition)

On the Doorstep of the Alberta Foothills and Rocky Mountains! Affordable property located on the Southern edge of Hillspring, with stellar views to the South of a WORLD CLASS mountain playground. Just 33 km to Waterton Park, 54 km to Beavais Lake, and 57 km to Carway Border Crossing, this would be the ideal hub for your recreation lifestyle. Big corner lot with lots of trees and lush grass, offering perfect potential for gardens and new garages. Services include municipal water and sewer, power of course, plus irrigation for your lawns. Heating fuel is currently via propane tank, and a wood-burning stove in the home supplements comfort and creates a rustic ambiance. Think of the mouth-watering brisket and burgers you could cook up after a glorious day in the outdoors on the sunny, wraparound deck. House shingles approximately 5 years old, furnace and hw tank about 10 years old. A few cosmetic updates and elbow grease will bring this quaint property up to your glorious vision. Weekend getaways...here we come!!