



224074 Twp Rd 322
Rural Kneehill County, Alberta

MLS # A2312019



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	975 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	1.93 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-32-22-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Riding Lawn mower, 500 Gal water tank

For more information, please click the "More Information" button. Built in 1954, this solid bungalow sits on 1.93 acres just minutes from the Town of Three Hills in rural Kneehill County. The main floor offers 975 sq ft with two bedrooms, a full bathroom, and a functional kitchen with plenty of cabinet space. Hardwood flooring runs throughout the home, giving it a classic, warm feel. The open layout provides comfortable living and dining areas with natural light throughout. The fully finished basement adds a third bedroom and a second full bathroom, giving the home 3 bedrooms and 2 bathrooms in total — great for a growing family, guests, or a home office setup. Outside, the property features a 20x20 detached garage suitable for parking, storage, or use as a workshop. The lot is partially fenced with plenty of open space for pets, gardening, or future outbuildings. Nearly two acres gives you room to spread out while still being a short drive to all amenities in Three Hills. **SERVICES:** Natural gas heating, well water with fully functioning well, and septic system in good working order. This is one of the most affordably priced acreages in the area. Move-in ready with all essentials in working order. A home with over 70 years of solid history on a generous lot at a price point that is hard to match. Ideal for anyone looking for country living without the high price tag.