



**GRASSROOTS**  
REALTY GROUP

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345 9 Street SE  
Three Hills, Alberta

MLS # A2319392



**\$399,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 3 Level Split          |        |                   |
| Size:     | 1,323 sq.ft.           | Age:   | 1983 (43 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

|             |                                                                                                                  |            |    |
|-------------|------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                       | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank                                                            | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                  | Condo Fee: | -  |
| Basement:   | Partial                                                                                                          | LLD:       | -  |
| Exterior:   | Composite Siding, Wood Frame                                                                                     | Zoning:    | R1 |
| Foundation: | Preserved Wood                                                                                                   | Utilities: | -  |
| Features:   | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Tankless Hot Water |            |    |

**Inclusions:** 4 island stools

Welcome to this well-maintained 4-bedroom, 2.5-bathroom 3-level split family home located in the welcoming community of Three Hills. With an attached double garage, functional layout, and numerous updates, this home offers plenty of space for growing families. The bright main floor features an open-concept design with a sunken living room, creating a warm and inviting gathering space. The kitchen is designed for everyday living and entertaining, offering an abundance of cabinetry and counter space, a large island with seating, and a dining area with patio doors leading to the back deck and fully fenced backyard perfect for entertaining. Upstairs you'll find three comfortable bedrooms, including the primary bedroom with a convenient 2-piece ensuite, along with a full bathroom to serve the upper level. The lower level is filled with natural light from its large windows and offers a spacious family room complete with a cozy gas fireplace. This level also features a fourth bedroom with its own 3-piece ensuite, making it ideal for guests, teenagers, or multi-generational living. The laundry and utility area are conveniently located on this level, along with stylish barn door accents. An easily accessible crawl space provides plenty of additional storage. Recent updates include some fresh paint and flooring, new faucets throughout, leaf filters on the gutters, and a Rinnai hot water on demand system installed in 2022. A great family home—close to schools, parks, walking paths, and all the amenities Three Hills has to offer!