



GRASSROOTS
REALTY GROUP

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245 9 Street SE
Three Hills, Alberta

MLS # A2325254



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,314 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Irregular Lot, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	Public Sewer, Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Wood	Utilities:	Electricity, Natural Gas, Garbage Collection
Features:	Central Vacuum, Jetted Tub, No Smoking Home		

Inclusions: Storage Shed

Very roomy practical layout in this four-level split, the kitchen is well laid out with lots of cupboards and counter space along with a pantry. Four bedrooms and three bathrooms this home will accommodate a good-sized family. It has a very bright and open layout great for entertaining and visiting. The third level offers that family space, you could relax in front of the fireplace, watch sports, read a book, and in general feel at home. Also featuring a walk out on 3rd Level leading to a lower patio area. In-floor heat on both lower levels. The fully fenced private backyard is very well done with several plants and shrub areas. It is a hidden oasis for your enjoyment. This home has had shingles replaced in 2016 as well as the deck rebuilt.