



GRASSROOTS
REALTY GROUP

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833 10 Avenue NE
Three Hills, Alberta

MLS # A2325689



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,443 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: n/a

Pride of ownership is evident throughout this beautifully maintained home, where quality, craftsmanship and thoughtful design shine from top to bottom. The functional main floor offers an open-concept layout with the living room, dining area, and kitchen flowing seamlessly together. Just off the main living space is a bright three-season sunroom that leads to a private outdoor sitting area - perfect for relaxing. The main level also includes a spacious bathroom, a comfortable bedroom, and a large, naturally lit office that could easily serve as another bedroom. An additional separate entrance lands in a generous mudroom complete with laundry and ample closet space, with direct access to the office. This layout provides an excellent opportunity for a home-based business or private client entrance. Upstairs, you'll find an impressive primary retreat featuring a spacious walk-in closet and a luxurious five-piece ensuite, creating the perfect place to unwind after a long day. Plus the private balcony off the primary provides brilliant views of the prairie sunsets. The fully developed basement with its own entrance adds even more exceptional living space. It includes a large recreation room complete with a convenient kitchen area, two additional bedrooms, a four-piece bathroom, plus supplementary space that could serve as a den or office. A second laundry area and abundant storage complete the lower level. Outside, the beautifully landscaped yard is private, meticulously maintained, and designed to be enjoyed. Vehicle storage is well covered with an oversized double detached garage, complete with a finished man cave or office space at one end. A 10' x 24' storage shed provides plenty of room for larger equipment and seasonal items, while dedicated RV parking adds even more convenience. This is a home that truly combines quality, functionality, and exceptional pride of

ownership.