



GRASSROOTS
REALTY GROUP

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302 6 Avenue NE
Three Hills, Alberta

MLS # A2326235



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,936 sq.ft.	Age:	1950 (76 yrs old)
Beds:	6	Baths:	5
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other, Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	PBI
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 3 electric stoves, 3 refrigerators, 3 microwaves, 2 washers, 2 dryers. 1 range hood, fire pit,

This recently renovated R2-zoned 1 1/2 storey character home has 2 illegal suites, a strong location, situated within walking distance of Prairie Bible College and essential amenities, including downtown, schools and hospital. The main house features a spacious living room and efficient kitchen, 3 bedrooms including a primary with custom built ensuite and walk in closet, updated main 4-piece bath, new windows, epoxy floors, newer kitchen and flooring, recently refreshed and move-in ready. UPPER ILLEGAL SUITE features finished attic living space with sloped-ceiling character including one bedroom and one den, a large eat-in kitchen, a living room, a 4-piece bathroom, and a large storage room, with a private covered stairway. LOWER LEVEL: features 2 bedrooms, a living room, kitchen with laundry as well as a separate area for all suite common laundry. Epoxy floors throughout. Two common laundry units. OUTSIDE PROPERTY AND PARKING: Fully fenced yard with mature trees and garden sheds. Shared outdoor space including fire pit area. Off street parking for 4 vehicles —NOTE: Units are considered Illegal Suites, by current municipal bylaws.