



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1203 1 Street NE
Three Hills, Alberta

MLS # A2330243



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, No Neighbours Behind, Treed		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Sump Pump(s), Suspended Ceiling		

Inclusions: Shelves & coat racks screwed to walls. TV bracket in bedroom

Welcome to this beautifully updated family home tucked away on a quiet cul-de-sac in the friendly community of Three Hills! Offering 4 bedrooms and 2.5 bathrooms, this move-in ready home provides a functional layout with comfortable living spaces for the whole family. The bright main floor features an updated kitchen that flows seamlessly into the dining area and spacious living room, creating an inviting open-concept space for everyday living and entertaining. Three bedrooms are located on the main level, including the primary bedroom with a convenient 2-piece ensuite, along with a 4-piece main bathroom. The developed basement offers even more living space with a large family room, a fourth bedroom, a recently renovated 4-piece bathroom, and a utility/laundry room with plenty of storage. Step outside to enjoy the private, fully fenced backyard featuring mature trees, a large concrete patio perfect for summer gatherings, and no rear neighbors—just open field behind for added privacy and peaceful views. The insulated oversized single detached garage with power provides excellent space for parking, hobbies, or a workshop. Located in the welcoming Town of Three Hills, you'll enjoy excellent schools, parks, walking paths, an indoor pool, arena, hospital, golf course, shopping, restaurants, and a strong sense of community—all while being within an easy drive of larger centres. This is a wonderful opportunity to own an updated family home in a desirable location!