



GRASSROOTS
REALTY GROUP

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332 11 Avenue
Three Hills, Alberta

MLS # A2339503



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,167 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: n/a

If you've been dreaming of more room, more community, and a slower pace, this Three Hills home might be exactly what you didn't know you were looking for. Step into a bright, open entry that draws you upstairs to a large living room warmed by a cozy wood stove, flowing into a spacious dining and kitchen area built for everyday life. The kitchen offers plenty of workspace, and a patio just off the dining area makes stepping outside second nature. This level holds three bedrooms, including a large primary with its own 3-piece ensuite, plus two more good-sized bedrooms for the rest of the family. Down on the third level, you'll find a family room, laundry room, another 3-piece bathroom, and a very large bedroom. The fourth level rounds things out with a rec room that doubles as a bedroom (closet included), giving you the flexibility of a 5-bedroom home if you need it. Garage entry comes straight into the house, with a side door from the garage out to the yard for easy access. Outside, raised garden beds are ready to plant and a fire pit is set up for quiet evenings at home. The big-ticket items are already done: hardwood flooring upstairs (2024), laminate flooring on the second level (2022), and new shingles (2022) — one less thing for you to worry about.