



GRASSROOTS
REALTY GROUP

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1102 3 Street N
Three Hills, Alberta

MLS # A2345083



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,578 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Skylight(s), Storage, Vinyl Windows		
Inclusions:	Shed		

Space, style & function for the whole family! This stunning one-and-a-half-storey home sits proudly on an expansive corner lot directly across from Prairie Academy, a large playground and beautiful green space. Offering 6 bedrooms, 3 bathrooms and a fully developed interior, this spacious & functional home features numerous updates throughout. Enjoy over 8,000 sq. ft. of outdoor space, a welcoming front porch, spacious rear two-tiered deck, brick firepit, fenced pet area and 10' x 10' garden shed. The showpiece is the impressive 40' x 28' three-car garage with 12' doors, soaring 14' ceilings, car lift, built-in tool storage, workbenches, entertaining area, sump and welder plug, plus an exterior 30-amp RV receptacle. Abundant parking completes this incredible property. For added peace of mind, a 17 kW natural-gas generator with manual transfer switch provides reliable backup power during outages or emergencies. A truly exceptional family home with room for everyone and everything!