



GRASSROOTS
REALTY GROUP

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610 8 Street N
Three Hills, Alberta

MLS # A2345855



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,692 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Double Garage Detached, Garage Door Opener, Garage Faces Side		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Back Lane, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, Storage, Sump Pump(s), Track Lighting		

Inclusions: Pool Table & all accessories

The best of small-town living right on the edge of town!! Backing onto a field, you'll find this unique, one-of-a-kind, custom-designed bi-level. Great space for the family with 4 bedrooms, 3 full baths, and a huge family room outfitted with a pool table with all the accessories and a gas fireplace to cozy the room and set the stage for family fun!! Currently structured as a two-level suite home. Full kitchen in the basement if desired to utilize the suite and 2 additional bedrooms to draw income if desired. A double detached garage for tinkering is roughed in for floor heat and features a carport space on the north side of the building. A great home with loads of diversity in the configuration to utilize the property how you see fit.