



GRASSROOTS
REALTY GROUP

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740 3 Avenue SE
Three Hills, Alberta

MLS # A2346064



\$460,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Suspended Ceiling		

Inclusions: Metal Shed, Wood Shed, pool table, Moose head

Welcome to this spacious and inviting bungalow offering plenty of room for the whole family! Featuring 5 bedrooms and 3 bathrooms in the whole home combines comfortable main floor living with an amazing finished basement. The main floor offers a bright and functional layout with 3 bedrooms, and 2 baths along with main floor laundry, making everyday living convenient and easy, PLUS the added bonus of the double attached garage. Downstairs, the fully finished basement offers even more living space, including a large family room complete with a pool table, perfect for entertaining, game nights, or relaxing with family and friends. The basement also features 2 additional bedrooms, a full bathroom, and a dedicated office/craft space, providing flexibility for guests, teenagers, or space for extended family. Step outside and discover a great backyard, offering space to relax, play and enjoy the outdoors. The location makes family life even easier, with close proximity to play parks, outdoor skating rink and tennis courts. Come see this amazing bungalow and make it yours today!