

# \$249,900 - 202 4 Avenue Se, Three Hills

MLS® #A2207502

**\$249,900**

5 Bedroom, 3.00 Bathroom, 2,337 sqft

Residential on 0.24 Acres

NONE, Three Hills, Alberta

This unique 2336 sqft 5 bedroom and 2.5 bath home is ready for your finishing touches to make it your own. You have options.... use ALL the space for yourself or utilize the additional self contained living space separately!! This home is situated on 3 lots and only one block south of main street, right in the center of town for your convenience! On the main floor you will find a large kitchen, lowered counters with an island for all your prep work, dining area for your growing family, an extra-large living room with gas stove, 1 bedroom, 4pc washroom, main floor laundry and a spacious entry with a ramp. The main floor over flows with natural light. Upstairs you will discover extra storage, two more bedrooms, 1½ bath, flex area and access to an upper patio. On the west side of the house is an independent living area with a kitchen, dining area and living room on the main floor with 2 bedrooms, 4pc washroom, washer/dryer and another flex space in the basement. Outside you have a huge double detached garage, large landscaped yard, fenced, deck and a circular raised garden. This home was built for wheelchair access and has an elevator to get you to the top floor or you can take the stairs. The property has all this and more.....just needs YOU and your creativity!!!

Built in 1960

## Essential Information



MLS® #	A2207502
Price	\$249,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,337
Acres	0.24
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	202 4 Avenue Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Elevator, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, See Remarks, Washer, Electric Cooktop
Heating	Forced Air, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Lawn, Rectangular Lot

Roof	Asphalt Shingle, Metal, Mixed
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	36
Zoning	R1

**Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.