

# \$385,000 - 45 3 Avenue, Tilley

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MLS® #A2228800

## \$385,000

4 Bedroom, 2.00 Bathroom, 1,181 sqft

Residential on 0.00 Acres

NONE, Tilley, Alberta

This beautifully updated 4-bedroom, 2-bathroom home is located in the peaceful small town of Tilley and sits on two generous lots. Recently refreshed with a fresh coat of paint throughout, it offers a spacious and comfortable living environment. The recently renovated basement adds extra usable space, ideal for an expanding family or an entertainment area. Outside, the oversized and private backyard is enclosed with a new fence, perfect for pets or family activities. The property also features two large garages—a massive 30x40 triple heated garage for vehicles and a workshop with a two piece bathroom, and a smaller 24x14 garage for additional storage. This home features the ideal charm and tranquility of small-town living, making it the perfect place to settle down and enjoy.



Built in 1966

## Essential Information

MLS® #	A2228800
Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,181
Acres	0.00
Year Built	1966

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	45 3 Avenue
Subdivision	NONE
City	Tilley
County	Newell, County of
Province	Alberta
Postal Code	T1R3K0

### Amenities

Parking Spaces	4
Parking	Off Street, RV Access/Parking Detached
# of Garages	4

### Interior

Interior Features	French Door, See Remark Pump(s)
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Priv
Roof	Asphalt Shingle
Construction	Brick, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	46
Zoning	R



**Listing Details**

Listing Office            Harvest Real Estate

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