

# \$110,000 - 6, 320 7 Avenue Ne, Three Hills

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MLS® #A2089604

**\$110,000**

4 Bedroom, 1.00 Bathroom, 1,290 sqft

Residential on 0.22 Acres

NONE, Three Hills, Alberta

Attention first-time investors! This Bareland Condominium property is a fantastic starter investment opportunity with no additional condominium fees. Tucked away in the serene community of Three Hills, the property enjoys the advantages of local schools and minimal traffic, creating a peaceful environment for residents.

Situated on a sizable lot, the property provides an extensive yard space, ideal for outdoor activities. It boasts four bedrooms, a single spacious bath, a functional kitchen, and a dedicated laundry room, along with bonus features.

Currently, the property is occupied by a tenant who is open to extending their stay, helping you enjoy immediate rental income. The tenant pays a comfortable \$1200 a month plus utilities.

This great investment property offers promising potential for returns. Don't miss out on this opportunity to initiate your real estate investment journey with this tenant-occupied asset in the heart of Three Hills!

Built in 1960

## Essential Information

MLS® #                      A2089604

Price                         \$110,000



|                |             |
|----------------|-------------|
| Sold Price     | \$100,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,290       |
| Acres          | 0.22        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6, 320 7 Avenue Ne |
| Subdivision | NONE               |
| City        | Three Hills        |
| County      | Kneehill County    |
| Province    | Alberta            |
| Postal Code | T0M 2A0            |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | None                  |
| Parking   | Off Street, On Street |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Slab            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 25th, 2023  |
| Date Sold      | December 28th, 2023 |
| Days on Market | 64                  |
| Zoning         | R2                  |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | REAL ESTATE PROFESSIONALS INC. |
|----------------|--------------------------------|

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