

\$439,900 - 841 1 Street S, Three Hills

MLS® #A2101649

\$439,900

4 Bedroom, 3.00 Bathroom, 1,423 sqft

Residential on 0.18 Acres

NONE, Three Hills, Alberta

Welcome to this rare and special home! This charming and inviting bungalow style home is a haven for comfort and convenience, making it the perfect choice for those looking to downsize, first-time home buyers or a growing family. Nestled on a quiet street with no neighbours behind, this property boasts an array of delightful features that will surely captivate your heart. Upon arrival, you'll be greeted by an oversized double attached garage, providing ample parking space, extra tall garage doors plus enough room for a workshop area & plenty of storage. The attractive curb appeal of this home sets the stage for the beauty that awaits within. Step inside to discover a thoughtfully designed open concept layout, featuring fresh neutral paint, that seamlessly blends living, dining, and kitchen areas. The spacious and airy living room invites relaxation and offers the ideal space for entertaining family and friends. Natural light cascades through large windows, creating a warm and inviting atmosphere throughout. You'll find solitude in the expansive unobstructed views of the green space behind the home. The fully equipped updated kitchen is a chef's delight, featuring new LG appliance package, ample cabinetry, updated marble countertops with modern tile backsplash, pantry, new undermount sink and a generous island that allows for easy meal preparation and culinary adventures. Enjoy the convenience of having the dining area adjacent to the kitchen, making entertaining a



breeze. Main floor laundry room offers convenience and extra storage. This bungalow offers a desirable 3-bedroom layout, providing plenty of space for a growing family, guests, or even a dedicated home office. Each bedroom is well-appointed with cozy comforts and large windows that bring in tons of natural light. The Primary Suite features a generous walk-in closet and spacious 5 piece ensuite with soaker tub & walk-in shower featuring a new glass shower door. The finished basement awaits downstairs, adding an additional 1300sf+ of living space. This versatile space features high ceilings, wet bar with sink & mini-fridge, additional bedroom + 3-pc bathroom. The perfect space for a recreation room, home gym, or an entertainment area. The possibilities are endless! The additional storage room in the basement is a well-organized and functional space, providing an ideal solution for storing various items while keeping them easily accessible and in good condition. The generous backyard is perfect for outdoor gatherings, gardening, or simply relaxing in the tranquility of nature. Create lasting memories as you bask in the sunshine or enjoy evening stargazing. Additional RV parking is a rare & sought-after feature. Recent updates include new fencing, addition to deck plus enclosed storage below existing deck, underground sprinkler system. Located in a quiet family-friendly community, this bungalow style home is sure to please. Don't miss this incredible opportunity.

Built in 2009

Essential Information

MLS® #	A2101649
Price	\$439,900
Sold Price	\$424,500
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,423
Acres	0.18
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	841 1 Street S
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level, Street Lighting, Underground Sprinklers

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

Additional Information

Date Listed	January 15th, 2024
Date Sold	February 14th, 2024
Days on Market	30
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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