

\$494,900 - 302 1 Avenue, Rolling Hills

MLS® #A2106261

\$494,900

6 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 1.50 Acres

NONE, Rolling Hills, Alberta

Welcome to 302 1 Avenue, Rolling Hills, Alberta, a meticulously upgraded residence showcasing a perfect blend of modern design and comfort. Built in 2008, this 6 bedroom, 4 bathroom home spans over 1969 square feet and sits on a generous 1.5 acre lot. The large entranceway bathes the home in natural light, creating a welcoming atmosphere. Step into the spacious kitchen and dining area, ideal for culinary enthusiasts, and enjoy the convenience of a BBQ deck off the kitchen for seamless indoor-outdoor living. This well designed space compliments the home's charm, offering ample room for gatherings and creating a welcoming atmosphere for shared meals and special moments. Enhance your work from home experience with the convenient home office located off the kitchen. This versatile space not only caters to productivity but can also serve as a bedroom, providing flexibility to adapt to your evolving needs. Indulge in comfort and warmth in the inviting main floor living room. The space is adorned with a cozy gas fireplace, creating a perfect ambiance for relaxation and gatherings. Whether you're unwinding after a long day or hosting friends, this living room provides a comfortable retreat in the heart of your home. The large primary bedroom provides a haven for relaxation, complemented by a lavish 5 piece ensuite and walk in closet. With two basement access points, this home offers flexibility and convenience. The lower level boasts 4 bedrooms with the potential for



a fifth, again, offering versatility to adapt to your needs. Entertain or relax in the large media room, creating a comfortable haven for movie nights or gatherings. Heading outside, the landscape thoughtfully featuring commercial grade fabric ensuring low maintenance and lasting beauty surrounded by a fully fenced yard with underground sprinklers for easy maintenance, a hot tub and charming pergola - creating a tranquil oasis. The property features a two car detached garage with built in storage and work bench. The shed has been retrofitted to embrace a sustainable lifestyle with a chicken coop. In the past four years since owning, this home has seen significant upgrades including new shingles, roof vents and chimney cap in 2021, fence installed in 2020, new tankless hot water system and in-floor heating module 2020 just to name a few. A complete list of upgrades available upon request. Don't miss the opportunity to make this your dream home, where upgraded features harmonize with a serene and spacious setting that must be seen to appreciate.

Built in 2008

Essential Information

MLS® #	A2106261
Price	\$494,900
Sold Price	\$485,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,969
Acres	1.50
Year Built	2008
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	302 1 Avenue
Subdivision	NONE
City	Rolling Hills
County	Newell, County of
Province	Alberta
Postal Code	T0J 0S0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side, Off Street

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Satellite TV Dish, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped, Seasonal Water, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Shingle
Construction	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame

Foundation ICF Block

Additional Information

Date Listed February 14th, 2024
Date Sold July 29th, 2024
Days on Market 166
Zoning R-HAM
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Community Realty

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