

\$249,000 - 302 6 Avenue Ne, Three Hills

MLS® #A2113750

\$249,000

7 Bedroom, 3.00 Bathroom, 1,990 sqft

Residential on 0.15 Acres

NONE, Three Hills, Alberta

Large character home close to Prairie Bible College, gas station, convenience store, restaurants, downtown shopping, schools, and hospital in the Town of Three Hills. This property is zoned R2 and offers three independent living areas. The main floor has 3 bedrooms, a spacious dining room, separate living room, cozy kitchen, and a 4-pc bathroom. A private covered exterior stairway leads to a surprisingly large upper unit offering 1 bedroom, a generous eat-in kitchen, a quaint living room accented with sloped ceilings, and a 4-pc bathroom. The third living area is in the basement having 3 bedrooms, a kitchen, living room, and 4-pc bathroom. A common laundry space for all units is also in the basement. The home has a newer roof, newer furnace (2005), and a water tank installed in 2018. These units would be considered illegal suites and are all currently tenant occupied. The property is waiting for your upgrades! Showings can be booked for Saturdays with at least 24 hours notice.

Built in 1950

Essential Information

MLS® #	A2113750
Price	\$249,000
Sold Price	\$215,000
Bedrooms	7
Bathrooms	3.00



Full Baths	3
Square Footage	1,990
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	302 6 Avenue Ne
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, See Remarks, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 9th, 2024

Days on Market	27
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Country Realty

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