

\$389,000 - 818 7 Avenue Ne, Three Hills

MLS® #A2157746

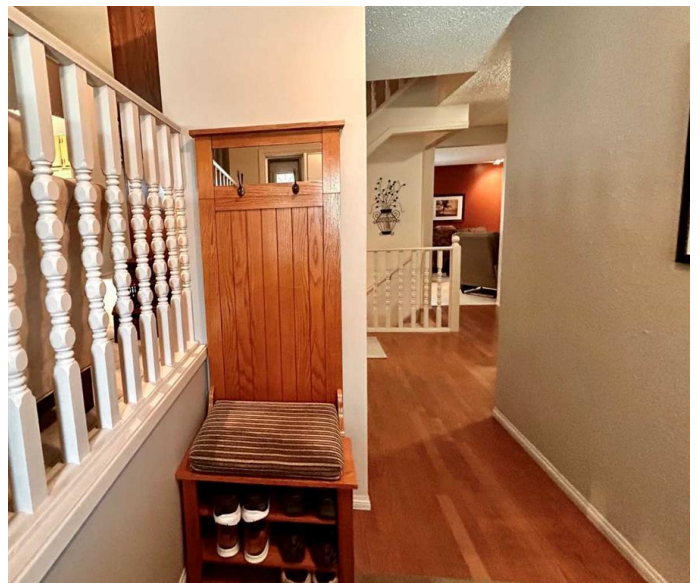
\$389,000

4 Bedroom, 4.00 Bathroom, 1,757 sqft

Residential on 0.23 Acres

NONE, Three Hills, Alberta

This IMPECCABLE PROPERTY is looking for a new family to make it their home! Pride of ownership is felt as soon as you step on the property, from the carefully manicured yard to the precisely maintained interior and exterior of the house. The five-level split home features plenty of space for everyone. A primary bedroom with walk-in closet and 2-piece ensuite, full bathroom and two additional bedrooms are found on the upper level. Half a flight of stairs lower you will find a formal living room, office (with optional laundry hook-up plumbed in), as well as the kitchen that includes an island perfect for gathering to discuss the day's events. Access to the inviting family room/dining area with stone faced gas assist wood burning fireplace and windows overlooking the extraordinary backyard is provided from the kitchen as well as the main floor hall. A 3-piece bathroom, along with entry to the side deck (wired for sound), double garage, and backyard is also on this level. The centrally located stairway provides quick access to the entire house including the lower level with another bedroom, rec/TV room, laundry room/2-piece bath together with entry to the basement utility level with oodles of storage and even a cold room for your garden harvests! Enjoy your summer days and evenings in the magnificent fully fenced yard highlighting garden areas, firepit, storage shed, mature trees, apple trees, raspberries and rhubarb. You will be amazed with all this property has to offer! Contact your



realtor to book a showing today!

Built in 1982

Essential Information

MLS® #	A2157746
Price	\$389,000
Sold Price	\$380,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,757
Acres	0.23
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	818 7 Avenue Ne
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Sump Pump(s), Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Electric Range, Freezer, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Interior Lot, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 17th, 2024
Date Sold	October 8th, 2024
Days on Market	51
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Country Realty
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