

\$65,000 - 326 4 Avenue, Rolling Hills

MLS® #A2167671

\$65,000

1 Bedroom, 1.00 Bathroom, 571 sqft
Residential on 0.14 Acres

NONE, Rolling Hills, Alberta

Welcome to this charming "cottage" in the heart of Rolling Hills, an idyllic small community known for its serene atmosphere and friendly neighbors. This cozy, open concept 1 bedroom, 1 bathroom home is the perfect blend of comfort and efficiency, offering the ideal space for "cottage" enthusiasts, retirees, first-time buyers, or anyone seeking a peaceful retreat.

Extensively renovated over the past 4 years, this home boasts a fresh, modern feel with updated flooring, baseboards, kitchen cabinetry, neutral paint and a completely renovated bathroom. A thoughtful bedroom addition adds extra space and functionality. The plumbing system has been updated as well, including a 50L hot water tank. Stay cozy year-round with three electric heaters that are included.

The exterior features durable Hardie Board siding, a long lasting metal roof, and energy efficient vinyl windows, making this home as practical as it is beautiful. Situated on a spacious 50' x 120' lot, the partially fenced yard offers plenty of room to enjoy the outdoors, with the added bonus of a shed for extra storage and a small greenhouse for garden enthusiasts.

Rolling Hills offers a peaceful lifestyle with a strong sense of community, making it a perfect place for permanent living or temporary worker



housing. This home is truly move in ready,
simply unpack and start enjoying the benefits
of tiny home living!

Essential Information

MLS® #	A2167671
Price	\$65,000
Sold Price	\$62,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	571
Acres	0.14
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	326 4 Avenue
Subdivision	NONE
City	Rolling Hills
County	Newell, County of
Province	Alberta
Postal Code	T0J 2S0

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Electric Water Heater, Refrigerator, Washer
Heating	Electric, Space Heater
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Metal
Construction	Cement Fiber Board
Foundation	Other

Additional Information

Date Listed	September 20th, 2024
Date Sold	September 29th, 2024
Days on Market	9
Zoning	R-HAM
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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