

\$315,000 - 41 Main Street S, Hill Spring

MLS® #A2173192

\$315,000

4 Bedroom, 1.00 Bathroom, 2,975 sqft

Residential on 0.69 Acres

NONE, Hill Spring, Alberta

Welcome to the heart of Hill Spring, a charming gateway to the Rocky Mountains and beautiful Waterton Lakes National Park!

This spacious 4 bedroom home, 2,975 sqft of living space, features an expansive kitchen with ample counter and cupboard space, also with moveable island, a perfect layout for gatherings. With 1 full bathroom and a rough-in plumbing for a second at the back of the house, there's great potential to expand. Let's not forget the enormous family room with a wet bar, perfect for any Social occasion.

This property sits on a huge double lot at 30,000 SqFt, boasting a 2-car garage in the back and a 28' x 40' heated shop in the front, ideal for vehicle storage or a workshop.

Two of the many unique highlights of this home are a 215-square-foot office space, which can also double as an indoor hot tub area. This property also offers residential charm, but with C1 Downtown Commercial/Residential zoning, it opens up possibilities for both living and business opportunities.

Surrounded by nature, you'll find yourself just 30 minutes from Waterton Lakes National Park and 10 minutes from Waterton Dam- perfect for boating, fishing, jet skiing, hiking and more. Enjoy nearby Cochrane Lake for pike fishing or spend the day at Spring Glen Park, a local park for family picnics, reunions, and camping.

The property has municipal water and



underground irrigation for easy access, this property is ready to make your dreams a reality. The lush landscaping includes Horse Chestnut, Oak, Elm, and Choke cherry trees, plus a huge garden space for an added bonus. A true Oasis, this property offers endless possibilities- whether you're looking for a spacious home, business opportunity, or both, this Hill Spring lot has it all! This property is ready to make your dreams a reality!

Built in 1913

Essential Information

MLS® #	A2173192
Price	\$315,000
Sold Price	\$295,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,975
Acres	0.69
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	41 Main Street S
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, 220 Volt Wiring, Additional

Parking, Alley Access, Garage Faces Front, Garage Faces Rear, Heated Garage, On Street, Oversized, Stall

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, See Remarks, Bathroom Rough-in, Recessed Lighting, Storage, Tile Counters, Wet Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Interior Lot, Private, Rectangular Lot, Few Trees, Front Yard
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2024
Date Sold	November 16th, 2024
Days on Market	31
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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