

\$325,000 - 26 1 Street E, Hill Spring

MLS® #A2216393

\$325,000

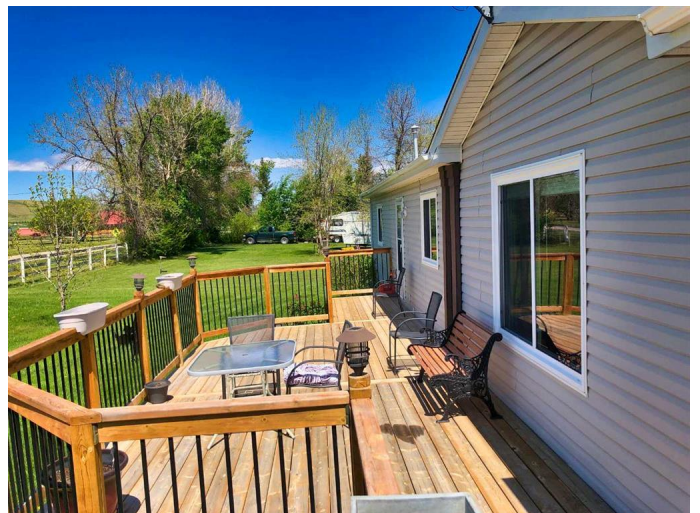
3 Bedroom, 2.00 Bathroom, 1,474 sqft
Residential on 0.68 Acres

NONE, Hill Spring, Alberta

Welcome to this inviting 3-bedroom, 2-bathroom home that blends comfort, accessibility, and small-town charm. Thoughtfully designed for ease of entry, the front entrance features customized steps with a reduced height—a subtle but important feature that makes coming and going easier for those who appreciate a gentler climb. Inside, the home offers a bright, open layout with spacious living areas, a well-equipped kitchen, and two full bathrooms—perfect for everyday conveniences or entertaining family and friends. The three bedrooms offer flexibility for guests, hobbies, or a cozy reading room.

Step outside and enjoy the outdoors on the large front and back decks, perfect for morning coffee, summer barbecues, or simply relaxing in the fresh air. The generous yard offers plenty of space to add a garden, pool, workshop, or other personal touches to truly make it your own.

Located in a warm and welcoming community that values connection, you'll find plenty of opportunities to get involved. Whether it's joining the local quilting club, attending senior dinners, or taking part in seasonal events, this is a town where you can truly feel at home. Nature lovers will appreciate being just a short drive from stunning Waterton National Park, with its scenic trails, wildlife, and peaceful views. The nearby Waterton Reservoir offers summer swimming and kayaking, while Payne Lake, also close by, is a local favourite for



fishing and relaxation.

Whether you're downsizing, retiring, or simply seeking a summer home with a relaxing lifestyle surrounded by nature and community spirit, this home is the perfect place to settle in and enjoy.

Built in 2007

Essential Information

MLS® #	A2216393
Price	\$325,000
Sold Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,474
Acres	0.68
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Sold

Community Information

Address	26 1 Street E
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

	Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	May 22nd, 2025
Date Sold	July 5th, 2025
Days on Market	44
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.