

# \$379,000 - 133 6 Avenue Se, Three Hills

MLS® #A2158936

**\$379,000**

5 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 0.16 Acres

NONE, Three Hills, Alberta

Ready for a family home or looking for all main floor living, this unique bungalow fits the bill. Centrally located in the beautiful prairie town of Three Hills, 40 mins to Drumheller, an hour and 10 to Red Deer and 1:25 to Calgary, Three Hills is home to the Prairie Christian Academy, Prairie Bible Institute, Kneehill Medical Center, Three Hills Hospital, many beautiful walking trails, great shopping, sports and recreation and unique dining experiences.

This home is walking distance to down town and so close to the school and playground you can watch the kids walk all the way. Welcome home! Enter into a smart front entry layout, with the attached front garage entrance and front entrance side by side into the large living room with attached formal dining room, loads of natural light through recently updated triple pane vinyl windows. The kitchen boasts custom oak cabinets, double floor to ceiling pantry, an island with barstool height seating, recent appliances and a step down to a second dining space, perfect for a breakfast nook, home office, informal dining or other cozy space with a beautiful stone wood fireplace. The main floor living space has a large primary, with a large bay window, walk in closet and 3 piece ensuite, 2 more bedrooms, and a full bath plus main floor laundry-front load. The fully finished basement is spacious, with a bedroom, den, a family room with gas fireplace a large rec space, storage and cold room! Step outside to a fully fenced yard and deck, a 12 x 20 storage



shed, extra parking and back alley access.  
Fresh paint in hallway, railings, kitchen and  
bedroom 3

Built in 1985

### **Essential Information**

MLS® #	A2158936
Price	\$379,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,610
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	133 6 Avenue Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island
Appliances	Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Water Softener
Heating	Forced Air, Fireplace(s), In Floor

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Composite Siding
Foundation	Wood

## Additional Information

Date Listed	August 20th, 2024
Days on Market	241
Zoning	Residential District

## Listing Details

Listing Office	Royal LePage Country Realty
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