

# \$317,900 - 301 1 Street Ne, Three Hills

MLS® #A2214344

**\$317,900**

3 Bedroom, 2.00 Bathroom, 1,048 sqft  
Residential on 0.10 Acres

NONE, Three Hills, Alberta

top notch location Townhouse is perfect retirement spot 50+ housing. 3 bedroom, 2 baths, main floor laundry, a Sun Room with a Gas Fireplace. It has an addition developed as a sunroom that takes the living space and brightness to whole new level. Appliances replaced six years ago, some new window coverings, (several are the two way type blinds). This immaculately kept home is a real gem, very easy to show. Master Bedroom, Main Floor Bath, and Living Room have a Ceiling Lift for Handi-Cap person. Phantom screen on front door, also Fully Fenced and Landscaped. Check this home out, you won't be disappointed

Built in 1993

## Essential Information

MLS® #	A2214344
Price	\$317,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active



## Community Information

Address	301 1 Street Ne
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

## Amenities

Utilities	Garbage Collection, Electricity Available, Natural Gas Available
Parking Spaces	1
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, In Floor, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Sun Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Electric Grill
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 27th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office

RE/MAX real estate central alberta

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