125 3 Avenue NE
Three Hills, Alberta

MLS # A2270565

$349,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,165 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	4	**Baths:**	3
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Suspended Ceiling, Vinyl Windows		

Inclusions:	Garage Refrigerator and Deepfreeze

Welcome to this beautifully updated 50+ townhouse in the heart of Three Hills, keeping comfort, convenience, and low-maintenance living in mind. This spacious home features 4 bedrooms (2 up, 2 down) and 3 bathrooms, including a 3-pc ensuite off the primary bedroom. The main floor offers an inviting living/dining area, and a bright updated kitchen , along with the convenience of main-floor laundry complete with a utility sink. The fully developed basement provides a generous family room, a den/office, two additional bedrooms, a 3-pc bathroom, and plenty of storage, giving you lots of room for hosting family and keeping everything organized. Enjoy the benefit of a single attached garage and a prime location close to downtown amenities, shopping, and services. A wonderful opportunity to enjoy an easy, relaxed lifestyle in the welcoming community of Three Hills.