

206 5 Avenue SE  
Three Hills, Alberta

MLS # A2283257



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks		
<b>Inclusions:</b>	Shed, Samsung Frame TV with One-Connect System, Gazebo		

Welcome to this charming 1&frac12;-storey character home with fantastic curb appeal ideally located close to schools and downtown Three Hills. Bursting with warmth and personality, this home has seen many thoughtful updates over the past 10 years, including roof, eavestroughs, vinyl windows, furnace, hot water tanks, upgraded electrical panel, and a beautifully renovated kitchen featuring quartz countertops and modern appliances. The main floor offers a comfortable living room, dining area with wood stove, updated kitchen, and a versatile flex room, along with a fully renovated bathroom with an accessible shower. Wide, wheelchair-accessible doorways throughout the main floor add to the home's functionality without compromising its character. Upstairs, you'll find three bedrooms, original wood floors, plus a 4-piece bathroom with convenient upper-level laundry. The former garage has been converted into an independent living area with two separate access points from the backyard—ideal for extended family, guests, or creative use. Step outside to a magnificent backyard designed for relaxation, complete with a pergola and additional storage shed. This unique property blends classic charm, modern updates, and flexible living spaces in a prime location.