

# \$457,000 - 250 8 Street Se, Three Hills

MLS® #A2178437

**\$457,000**

5 Bedroom, 3.00 Bathroom, 1,036 sqft

Residential on 0.14 Acres

NONE, Three Hills, Alberta

For more information, please click Brochure button below. We welcome you to 'Rustic Elegance' in Three Hills, AB. A town with a quaint neighborhood feel, vibrant community and ample amenities. Just six blocks from Main Street, and along the nostalgic CP railway, this home is in a league of its own with its custom craftsmanship. As a near full remodel, this turn-key, one of a kind property, is a must see! Nestled in a quiet cul-de-sac in the SW end of town, boasting views of the western prairie sunsets, you will enjoy nearby bike/walking paths, playgrounds, tennis/pickle ball courts, and a lit hockey/roller rink. This noteworthy 4\*- 5 bedroom (\*Jack and Jill bedrooms can be one room), 2.5 bath, bi-level floor plan, features remarkable custom woodwork throughout. The large covered front porch greets you with massive Douglas fir beams and pillars that are carried with continuity right through the home. Inside, you'll find an open-concept living, dining, and kitchen area that hugs you with warmth. The kitchen is equipped with stainless appliances, brand new quartz countertops, two pantries, updated cabinets and many custom features. Each bedroom contains a beauty of its own with the custom design features and furnishings. This home has 2 master bedroom options, Jack and Jill bedrooms, and a lower fifth bedroom. The property includes a one car garage with workshop and storage space, fully fenced yard, and is beautifully landscaped with perennials, fruit trees, and garden boxes.



Some of the updates include windows, asphalt shingles, flooring, cabinets, paint, gorgeous custom lighting features, custom woodwork throughout, landscaping, decks, new hot water heater, and so much more. There is not another home in town like it! Perfect start to your new year in!

Built in 1983

### **Essential Information**

MLS® #	A2178437
Price	\$457,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,036
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	250 8 Street Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bookcases, Built-in Features, Chandelier, Double Vanity, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Master Downstairs, See Remarks, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Stove, Garage Control(s), Gas Water Heater, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	November 9th, 2024
Days on Market	244
Zoning	R1

## Listing Details

Listing Office	Easy List Realty
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