# \$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

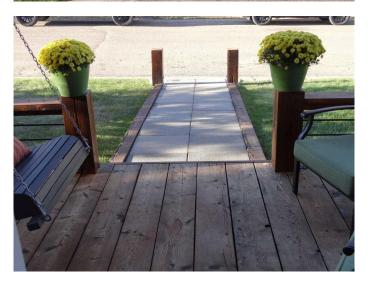
NONE, Three Hills, Alberta

For more information, please click the "More Information" button.

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 Granite Counters, No Animal Home, No Smoking Home, Pantry,

Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bookcases, Built-in Features, Chandelier, Stone Counters, Double Vanity, Master

Downstairs, Natural Woodwork, See Remarks

Appliances Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer/Dryer, Electric Cooktop, Electric Range, Electric

Stove, Gas Water Heater, Microwave Hood Fan, Window Coverings

Heating Electric, Forced Air, Natural Gas, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric
Has Basement Yes

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Basement Finished, Full

### **Exterior**

Exterior Features Fire Pit, Garden, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden,

Landscaped, Lawn, Corner Lot, Cul-De-Sac, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Wood

#### Additional Information

Date Listed November 9th, 2024

Days on Market 265
Zoning R1

# **Listing Details**

Listing Office Easy List Realty

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