

\$384,900 - 285 9 Street Se, Three Hills

MLS® #A2233876

\$384,900

4 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.13 Acres

NONE, Three Hills, Alberta

Welcome to 285 9th Street SE in Three Hills. A well maintained 4-bedroom, 3-bedroom home ideally located in a vibrant, family-oriented community. For peace of mind, the furnace has just been serviced and the wood stove chimney cleanedâ€”making this home ready for a cozy fall move-in. This home boasts a beautiful landscaped, fenced backyard with a covered deck, fire pit area, and large storage shed.

A bright elegant kitchen with ample storage, counter space, and a moveable kitchen island with pull out cupboards. This home offers many extras such as real hardwood floors, high-end lighting, newer soaker tub in the ensuite bathroom, central vacuum, 3-bedrooms on the main floor, three separate entrances, a large work bench in the attached, heated garage, and off-street parking. This home has two sperate heating sources, (wood stove and forced air). The community of Three Hills has excellent educational options, including Three Hills School (Kâ€”12) and Prairie Christian Academy, as well as licensed childcare and preschool facilities that support busy family life. The Kinsmen Park is less than a 5-minute walk away offering tennis courts, pickle ball, basketball, and an outdoor rink. Anderson Park, just a few minutes drive away, provides beautifully landscaped green space with walking trails, a splash pad, amphitheatre, playground, and picnic areas. There is an abundance of nearby playgrounds, ball diamonds, and soccer fields that promote an



active lifestyle. The town's recreational amenities include the Three Hills Aquatic Centre, featuring an indoor pool, waterslide, and hot tub, and Centennial Place, home to an arena for hockey and skating, a fitness centre, and multipurpose spaces. The Three Hills Municipal Library offers year-round programming for children and families, while local restaurants, grocery stores, and healthcare services are all easily accessible. There is a large network of biking and walking paths connecting residential areas to parks and downtown, and proximity to nature trails and campgrounds. Book your showing today to view this beautiful family home.

Built in 1981

Essential Information

MLS® #	A2233876
Price	\$384,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,215
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	285 9 Street Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Concrete Driveway, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Kitchen Island, Central Vacuum
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Landscaped, Private, Garden
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete, Block

Additional Information

Date Listed	June 24th, 2025
Days on Market	110
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta
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