

# \$459,900 - 302 6 Avenue Ne, Three Hills

MLS® #A2224502

**\$459,900**

7 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.15 Acres

NONE, Three Hills, Alberta

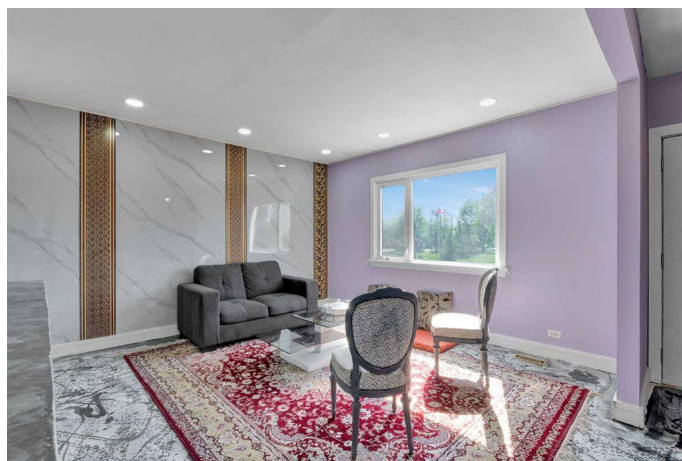
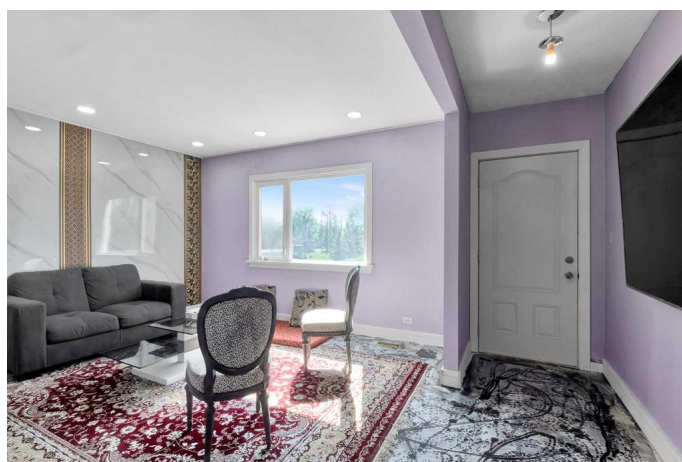
Investors alert, this gem is all about \$\$\$\$.

Newly renovated, live on the main, rent up and down or rent them all! large character home, close to Prairie Bible College and all amenities (gas station, restaurants, convenience store, downtown shopping, schools and hospital). This property is zoned R2 and offers 3 independent living areas. Main floor has 3 bedrooms master has an Ensuite & large closet, a spacious living room & cozy kitchen & a 4 piece bath. All newly renovated, epoxy floors and new windows. newer kitchen & flooring. A private covered exterior stairway leads to a surprisingly large upper unit offering 1 bedroom, a generous eat-in kitchen a quaint living room space accented with sloped ceiling & a 4 piece bathroom. Basement all renovated with epoxy floors & 2 common laundry units. Fully fenced with garden sheds, mature trees & lots of space for all to share. Plenty of parking up front for 4-5 cars. Showing can be booked through Showing Time.

Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224502  |
| Price          | \$459,900 |
| Bedrooms       | 7         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,963     |



|            |                   |
|------------|-------------------|
| Acres      | 0.15              |
| Year Built | 1950              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 302 6 Avenue Ne |
| Subdivision | NONE            |
| City        | Three Hills     |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M2A0          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Front Drive, Off Street, Parking Pad, Aggregate, Outside |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Dryer, Electric Stove, Freezer, Microwave, Refrigerator, See Remarks |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard, Fire Pit |
| Lot Description   | Back Lane, Back Yard           |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco, Wood Frame             |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 9              |
| Zoning         | PBI            |

### Listing Details

Listing Office

URBAN-REALTY.ca

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