

# **\$324,900 - 222 2 Avenue Ne, Three Hills**

MLS® #A2208431

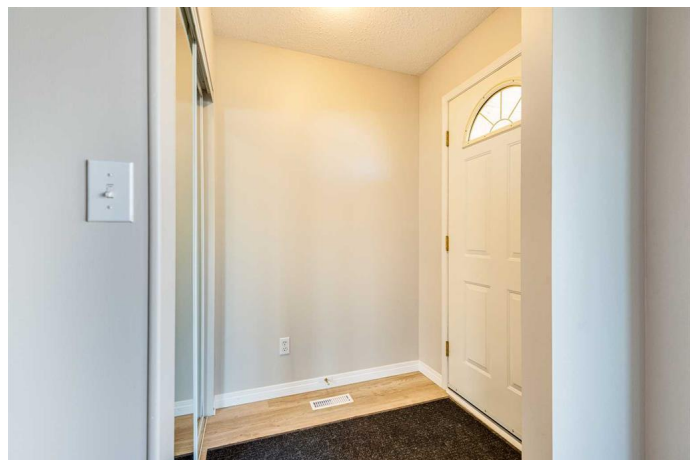
**\$324,900**

4 Bedroom, 3.00 Bathroom, 1,487 sqft

Residential on 0.13 Acres

NONE, Three Hills, Alberta

LARGE half duplex bungalow with attached single car garage located CLOSE TO DOWNTOWN and PRAIRIE COLLEGE in the charming Town of Three Hills featuring NEW WINDOWS, NEW FLOORING, and FRESH PAINT on main level!!! The spacious main floor welcomes you from the front entrance into a bright, open living room and adjoining dining room highlighting a 3-sided gas fireplace. Plenty of storage and countertops can be found in the functional oak cabinet kitchen with fridge, stove, and dishwasher. A flex space off the kitchen could be used as a breakfast nook, office area or whatever you desire and leads to a back deck. There is a generous primary bedroom with 3-pc ensuite and walkthrough closet as well as a second bedroom, full bath, laundry room, garage entry, and access to the basement completing the main floor. A self-contained independent living area with a separate exterior entrance, large windows, living room, eat-in kitchen with fridge, stove, and dishwasher are found in the basement. There are also two bedrooms with large windows, a 4-pc bath, a flex room that could be used as an office, craft room, or work-out space, and its own laundry giving you options in the basement for multiple uses. The home could be used by a single family or by utilizing the independent living area separately. The roomy, mostly fenced backyard with alley access offers extra parking and a casual outdoor living zone. (Basement living would be considered an illegal suite



although there is interconnecting smoke alarms, independent heating and ventilation systems, metal door, direct exit to outside.) Roof approx. 2014, new eavestrough with leaf guard 2023. Book a showing today, this may be the perfect home for you!

Built in 1991

**Essential Information**

MLS® #	A2208431
Price	\$324,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,487
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	222 2 Avenue Ne
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

**Amenities**

Parking Spaces	5
Parking	Off Street, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows
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Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 7th, 2025
Days on Market	16
Zoning	R2

## Listing Details

Listing Office	First Place Realty
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