

# \$399,999 - 302 6 Avenue Ne, Three Hills

MLS® #A2224502

**\$399,999**

7 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.15 Acres

NONE, Three Hills, Alberta

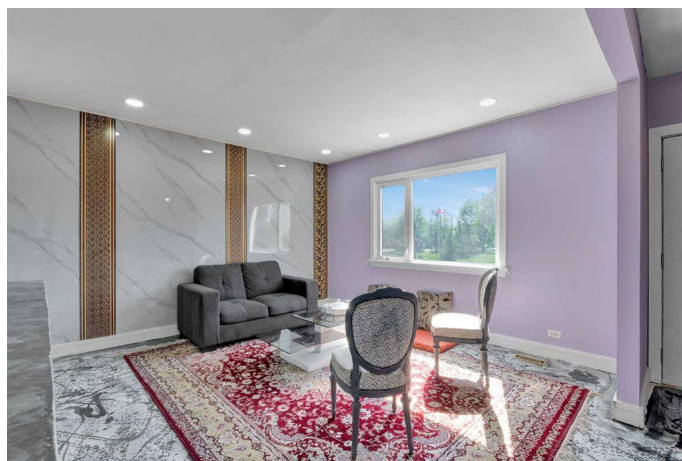
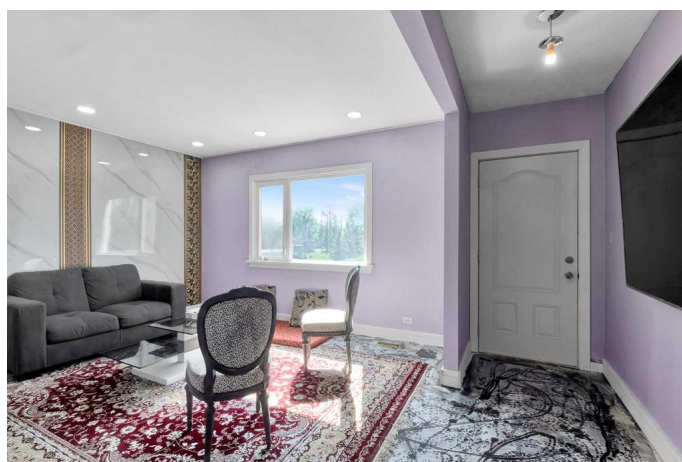
Investors alert, this gem is all about \$\$\$\$.

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	\$399,999
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, Aggregate, Off Street, Outside, Parking Pad

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	76
Zoning	PBI

### **Listing Details**

Listing Office

URBAN-REALTY.ca

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