

\$445,000 - 729 1 Street Ne, Three Hills

MLS® #A2245006

\$445,000

3 Bedroom, 3.00 Bathroom, 1,276 sqft
Residential on 0.23 Acres

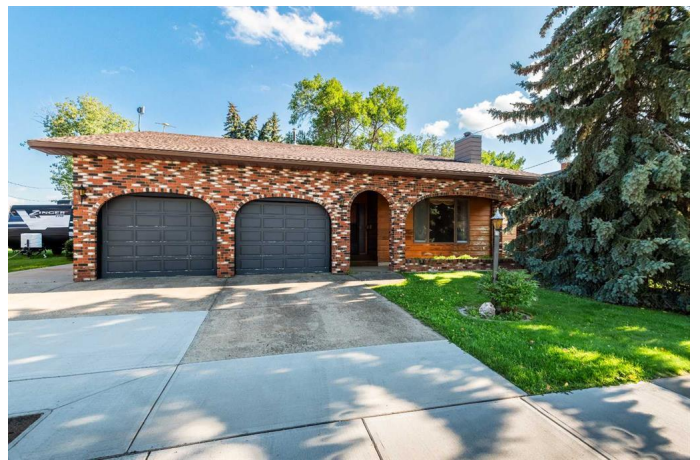
NONE, Three Hills, Alberta

This spacious and well maintained 1276 sq ft bungalow is packed with extras and ready for you to move in! Nestled on an extra-large lot in the charming Town of Three Hills, this home offers the perfect blend of comfort, functionality, and room to entertain—inside and out.

Step onto the inviting front porch sitting area, and enter into a welcoming foyer that leads into a sunken living room featuring a cozy gas fireplace with a hand-carved mantle. The thoughtfully designed main floor continues with a short hallway providing direct access to the insulated double garage and a built-in oak work desk—ideal for a home office or study nook.

The open dining area boasts a built-in oak china cabinet, and the adjacent kitchen is a cook's delight, filled with solid oak cabinetry and plenty of counter space. The primary bedroom offers comfort and convenience with a 2-piece ensuite and built-in makeup vanity. A second bedroom, full bathroom (with separate tub and shower), and main floor laundry room round out the level. Downstairs, the finished basement adds even more living space with a third bedroom, 3-piece bathroom, cozy family room with a (never-used) wood stove, and a games area complete with wet bar and pool table. A large cold storage room provides the perfect place to store your homegrown produce.

At the back of the home, you'll find a spectacular three-season sunroom (18' x



24â€™™) with an electric faux-wood stove, leading to a covered BBQ patio (22â€™™ x 14â€™™)â€™perfect for gatherings with family and friends.

The outdoor space is a gardenerâ€™™s dream, featuring a productive vegetable garden, a relaxing landscaped yard with a swing, and an extra-tall, heated workshop (16â€™™ x 28â€™™) with built-in cabinets and shelvingâ€™perfect for hobbyists, mechanics, or extra storage.

All of this is conveniently located close to downtown shopping, schools, and amenities. Donâ€™™t miss your chance to own this exceptional property in a quiet, welcoming community. Book your private showing today!

Built in 1982

Essential Information

MLS® #	A2245006
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.23
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	729 1 Street Ne
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Amenities

Parking Spaces	8
Parking	Concrete Driveway, Double Garage Attached, Insulated, Oversized, RV Access/Parking, Single Garage Detached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Suspended Ceiling, Wet Bar, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Electric, Gas, Living Room, Mantle, Sun Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Courtyard, Garden, Other
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Few Trees
Roof	Asphalt
Construction	Brick, Cedar, Composite Siding, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	August 1st, 2025
Days on Market	4
Zoning	R2

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.