

\$120,000 - 314 3 Street, Rolling Hills

MLS® #A2222281

\$120,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.51 Acres

NONE, Rolling Hills, Alberta

DON'T MISS THIS OPPORTUNITY. Step inside this beautifully maintained 3-bedroom, 2-bath modular home, nestled on two spacious lots in a quiet, family-friendly community in southern Alberta. Built in 1997, this home offers the perfect blend of comfort, functionality, and small-town charm. Discover a bright and inviting open-concept layout, featuring a spacious living room with large windows that fill the space with natural light. The updated kitchen boasts wrap around cabinets, ample counter space, modern appliances, and a generous dining area â€” ideal for family meals and entertaining. The primary bedroom includes a private ensuite bath for your convenience, while two additional bedrooms and a second full bathroom provide plenty of space for a growing family or guests. Recent updates ensure a move-in ready experience with tasteful finishes and modern touches throughout.

Outside, enjoy the extra room provided by the double lot â€” perfect for kids, pets, gardening, or adding a garage or workshop. Located in a peaceful neighborhood, this property offers a relaxed lifestyle with the charm of a close-knit community, while still being just a short drive from local amenities and services. Whether you're a first-time homebuyer, downsizing, or looking for an affordable family home, this property is a must-see! Move-in ready! **NOTE:** Check out the 'List of Improvements' in supplements



Built in 1997

Essential Information

MLS® #	A2222281
Price	\$120,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.51
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	314 3 Street
Subdivision	NONE
City	Rolling Hills
County	Newell, County of
Province	Alberta
Postal Code	T0J 0S0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Paved
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Floor Furnace
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Corner Lot, Few Trees

Roof	Metal
Construction	Other, Wood Frame, Metal Frame
Foundation	Wood, Pillar/Post/Pier

Additional Information

Date Listed	May 17th, 2025
Zoning	Residential

Listing Details

Listing Office	CIR 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.