\$384,900 - 285 9 Street Se, Three Hills

MLS® #A2233876

\$384,900

4 Bedroom, 3.00 Bathroom, 1,215 sqft Residential on 0.13 Acres

NONE, Three Hills, Alberta

Welcome to 285 9th Street SE in Three Hills. A well maintained 4-bedroom, 3-bedroom home ideally located in a vibrant, family-oriented community. For peace of mind, the furnace has just been serviced and the wood stove chimney cleanedâ€"making this home ready for a cozy fall move-in. This home boasts a beautiful landscaped, fenced backyard with a covered deck, fire pit area, and large storage shed.

A bright elegant kitchen with ample storage, counter space, and a moveable kitchen island with pull out cupboards. This home offers many extras such as real hardwood floors, high-end lighting, newer soaker tub in the ensuite bathroom, central vacuum, 3-bedrooms on the main floor, three separate entrances, a large work bench in the attached, heated garage, and off-street parking. This home has two sperate heating sources, (wood stove and forced air). The community of Three Hills has excellent educational options, including Three Hills School (Kâ€"12) and Prairie Christian Academy, as well as licensed childcare and preschool facilities that support busy family life. The Kinsmen Park is less than a 5-minute walk away offering tennis courts, pickle ball, basketball, and an outdoor rink. Anderson Park, just a few minutes drive away, provides beautifully landscaped green space with walking trails, a splash pad, amphitheatre, playground, and picnic areas. There is an abundance of nearby playgrounds, ball diamonds, and soccer fields that promote an







active lifestyle. The town's recreational amenities include the Three Hills Aquatic Centre, featuring an indoor pool, waterslide, and hot tub, and Centennial Place, home to an arena for hockey and skating, a fitness centre, and multipurpose spaces. The Three Hills Municipal Library offers year-round programming for children and families, while local restaurants, grocery stores, and healthcare services are all easily accessible. There is a large network of biking and walking paths connecting residential areas to parks and downtown, and proximity to nature trails and campgrounds. Book your showing today to view this beautiful family home.

Built in 1981

Essential Information

MLS® # A2233876 Price \$384,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,215
Acres 0.13
Year Built 1981

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 285 9 Street Se

Subdivision NONE

City Three Hills

County Kneehill County

Province Alberta
Postal Code T0M 2A0

Amenities

Parking Spaces 4

Parking Heated Garage, Concrete Driveway, Double Garage Attached, Garage

Door Opener, Garage Faces Front, Insulated

of Garages 2

Interior

Interior Features Kitchen Island, Central Vacuum

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Stove(s)

Heating Fireplace(s), Forced Air, Natural Gas, Wood

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Garden, Landscaped, Private

Roof Asphalt Shingle

Construction Concrete, Composite Siding, Wood Frame

Foundation Poured Concrete, Block

Additional Information

Date Listed June 24th, 2025

Days on Market 131 Zoning R1

Listing Details

Listing Office RE/MAX real estate central alberta

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