

# \$499,500 - 961 5 Avenue Se, Three Hills

MLS® #A2245078

## \$499,500

4 Bedroom, 3.00 Bathroom, 1,554 sqft

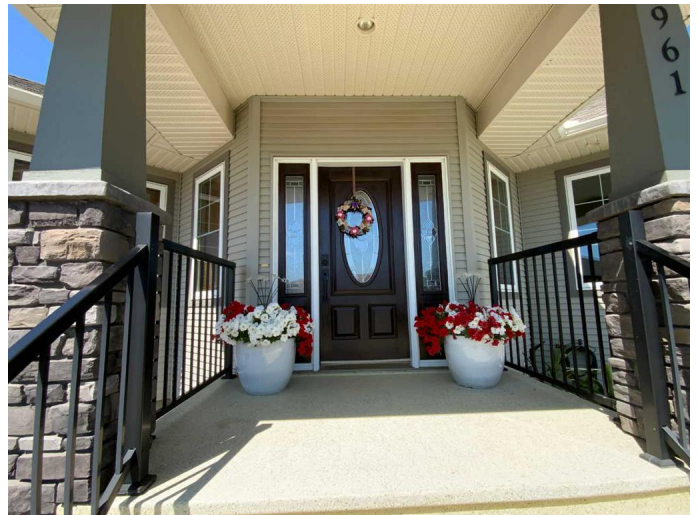
Residential on 0.16 Acres

NONE, Three Hills, Alberta

Exceptional home located in an upscale preferred neighborhood in south Three Hills. Surrounded by Quality homes enhances your Investment. Beautiful Engineered Hickory floor leading into Your own private den off the entry continuing into the open area Beautiful kitchen, dining room, Living Room area c/w Large Granite topped eating island and fireplace. This area flows into the sun room which leads to the rear deck or into the master suite and continues into the beautiful en-suite c/w Free standing tub separate shower and separate toilet room. A large Heated double garage in the front that opens into the laundry area. A large walk in pantry conveniently located just back of the Kitchen. High end Appliances that enhance this exquisite kitchen. Basement is fully finished. with Two bedrooms a bathroom a media room and a huge great room with a kitchenette area. 2664 sq.ft. of luxury. High Efficient furnace c/w Air Conditioning and instant Hot Water Heated floor in Basement. Dual flush toilets. Surround sound system thru out the home . UV Protected windows, 9' ceilings. Hunter Douglas blinds. LED lighting. The Fenced yard is meticulously maintained with awesome Landscaping and Even shed and a greehouse and so many trees flowers to enhace its beauty.

Built in 2014

## Essential Information



MLS® #	A2245078
Price	\$499,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	961 5 Avenue Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Blower Fan, Gas, Living Room, Mantle, Stone, Factory Built, Heatilator
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, Private, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	August 4th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	2 Percent Realty Advantage
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