

# \$549,000 - 845 1 Street Se, Three Hills

MLS® #A2263839

## \$549,000

4 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.18 Acres

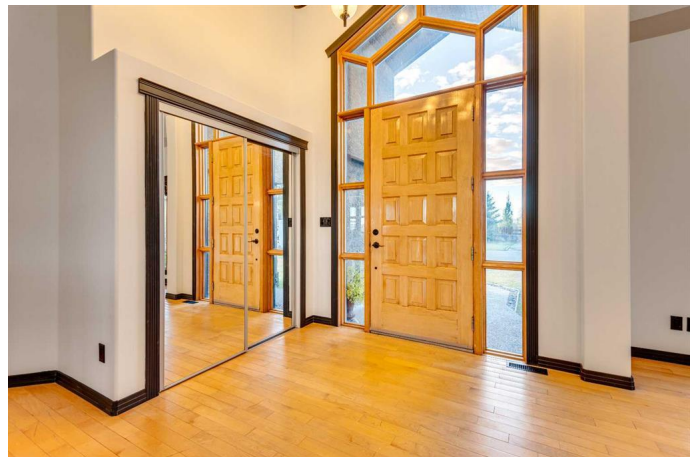
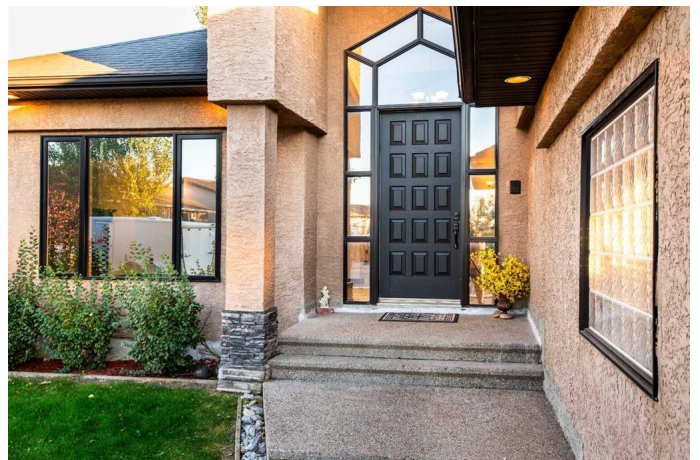
NONE, Three Hills, Alberta

Looking for the perfect combination of classic style, modern comfort, and convenient bungalow living—all designed with your family in mind? Your search ends here!

From the moment you step through the oversized, majestic front door, you™ll feel the open, spacious design of this exceptional home. The large, bright kitchen offers open views of the backyard and open fields behind featuring dual ovens, an island with sink, and a handy breakfast bar with open concept dining and family room - ideal for family meals, entertaining or everyday living. Guests will love relaxing in the formal living room with its own fireplace, while the fully developed lower level with high ceilings provides an expansive rec/family room with fireplace and games area, and plenty of space for family fun. This home features 4 bedrooms (the primary retreat features a fireplace, ensuite, and walk-in closet), 3 bathrooms, hardwood floors, and 3 fireplaces (including one double-sided). The triple heated garage—with a convenient drive-through bay—adds practicality, while the exposed aggregate driveway and sidewalks complement the curb appeal. The large, fully fenced backyard offers space to relax, play, and entertain. This home truly has it all—style, comfort, and thoughtful design in every detail.

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2263839    |
| Price          | \$549,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,547       |
| Acres          | 0.18        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 845 1 Street Se |
| Subdivision | NONE            |
| City        | Three Hills     |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M 2A0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Kitchen Island, Pantry, Walk-In Closet(s)                                                            |
| Appliances        | Dishwasher, Double Oven, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                              |
| Fireplaces        | Double Sided, Gas                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Other                                                      |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stone, Stucco, Wood Frame                                  |
| Foundation        | Poured Concrete                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 13                 |
| Zoning         | R1                 |

### **Listing Details**

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

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