

# \$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

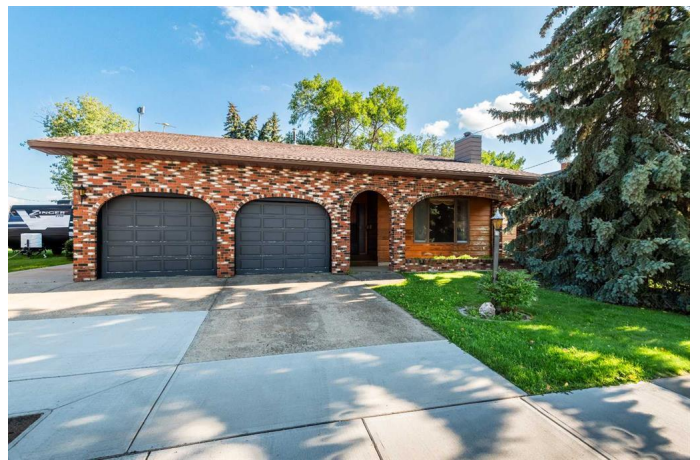
NONE, Three Hills, Alberta

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, Wet Bar, Sump Pump(s), Suspended Ceiling                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator |
| 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, Few Trees, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt                                                                     |
| Construction      | Brick, Wood Frame, Cedar, Composite Siding                                  |
| Foundation        | Poured Concrete, Slab                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 10               |
| Zoning         | R2               |

## Listing Details

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

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