

# \$59,900 - 1 Cherry Lane, Three Hills

MLS® #A2134244

**\$59,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.17 Acres

NONE, Three Hills, Alberta

Welcome to Cherry Lane, a quaint subdivision with beautiful prairie views on the outskirts of Three Hills, just 1 hour 36 to downtown Calgary, 1 hour 18 to Calgary International Airport and 1 hour 10 to Red Deer just a short drive into the Badlands. These lots are within walking distance of daycare, our k-12 public school, and a bustling downtown in a growing, friendly community. Three Hills has all the urban conveniences, some with a rural twist that will make your day, the security of local emergency and medical services, recreation, as well as strong senior and family services and more.

Power, natural gas, water and sewer have already been incorporated into the actual building envelope, not just to the lot line, ready to hook up. Driveways and engineered concrete garage slabs, and engineered piles are already in place. Truly one of the best land value packages out there! Ready for the home of your dreams with site prep complete. This lot features a larger yard, end lot, a 24x30 oversized garage pad and longer driveway. Choose one lot or choose all 4 of these side by side lots, currently backing onto green space in a quiet no through traffic cul de sac. The package deals available. Individual lots as follows: #7 Cherry Lane (lot 6)-\$39,900, #3 Cherry Lane (lot 4)-\$45,900, #1 Cherry Lane (lot 3)-\$54,900.( + applicable GST). Vendor financing may be available to qualified purchasers with minimum 10% down payment & rates starting at 7.5% PA with maximum 3



year term.

**Essential Information**

MLS® #	A2134244
Price	\$59,900
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	1 Cherry Lane
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

**Exterior**

Lot Description	No Neighbours Behind, Pie Shaped Lot, See Remarks
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**Additional Information**

Date Listed	May 20th, 2024
Days on Market	460
Zoning	R-1

**Listing Details**

Listing Office	Royal LePage Country Realty
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