

# \$385,000 - 45 3 Avenue, Tilley

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MLS® #A2228800

## \$385,000

4 Bedroom, 2.00 Bathroom, 1,181 sqft

Residential on 0.00 Acres

NONE, Tilley, Alberta

This beautifully updated 4-bedroom, 2-bathroom home is located in the peaceful small town of Tilley and sits on two generous lots. Recently refreshed with a fresh coat of paint throughout, it offers a spacious and comfortable living environment. The recently renovated basement adds extra usable space, ideal for an expanding family or an entertainment area. Outside, the oversized and private backyard is enclosed with a new fence, perfect for pets or family activities. The property also features two large garages—a massive 30x40 triple heated garage for vehicles and a workshop with a two piece bathroom, and a smaller 24x14 garage for additional storage. This home features the ideal charm and tranquility of small-town living, making it the perfect place to settle down and enjoy.



Built in 1966

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228800  |
| Price          | \$385,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,181     |
| Acres          | 0.00      |
| Year Built     | 1966      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 45 3 Avenue       |
| Subdivision | NONE              |
| City        | Tilley            |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T1R3K0            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Off Street, RV Access/Parking<br>Detached |
| # of Garages   | 4   |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | French Door, See Remark<br>Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric S      |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Finished, Full                     |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage       |
| Lot Description   | Back Yard, Landscaped, Priv |
| Roof              | Asphalt Shingle             |
| Construction      | Brick, Mixed                |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 77             |
| Zoning         | R              |



**Listing Details**

Listing Office            Harvest Real Estate

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