

# \$425,000 - 133 6 Avenue Se, Three Hills

MLS® #A2255398

**\$425,000**

5 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 0.16 Acres

NONE, Three Hills, Alberta

TURN KEY HOME!Â Â Summer 2025Â INSIDE AND OUT updates! WithÂ fresh paint, full cabinet facelift, new hardware, brand new quartz countertops, newÂ backsplash,Â updated lighting and new flooring, TOP TO BOTTOM this home is ready for NEW owners as well.Â Larger 3 bedrooms up and 2 down, 2 andÂ 1/2 bathÂ family home or justÂ looking for all main floor living, this unique bungalow fits the bill. Centrally located in the beautiful prairie town of Three Hills, 40 mins to Drumheller, an hour and 10 to Red Deer and 1:25 to Calgary, Three Hills is home to the Prairie Christian Academy, Prairie Bible Institute, Â Kneehill Medical Center, Three Hills Hospital, many beautiful walking trails, great shopping, sports and recreation and unique dining experiences. Â Â This home is walking distance to downtown and so close to the school and playground you can watch the kids walk all the way. Â Welcome home! Â Enter into a smart front entry layout, with the attached front garage entrance and front entrance side by side into the large living room with attached formal dining room, loads of natural light through recently updated triple pane vinyl windows. Â The kitchen boasts custom cabinets, double floor to ceiling pantry, an island with barstool height seating, recent appliances and a step down to a second dining space, perfect for a breakfast nook, home office, informal dining or other cozy space with a beautiful stone wood fireplace. Â The main floor living space has a large



primary, with a Â large bay window, walk-in closet and 3 piece ensuite, Â 2 more bedrooms, and a full bath plus main floor laundry-front load. The fully finished basement is spacious, Â with 2 bedrooms,Â a family room with gas fireplace, a large rec space , storage and cold room! Â Step outside to a fully fenced yard and deck, Â a 12 x 20 storage shed, extra parking and back alley access.Â Â

Built in 1985

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255398    |
| Price          | \$425,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,610       |
| Acres          | 0.16        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 133 6 Avenue Se |
| Subdivision | NONE            |
| City        | Three Hills     |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M 2A0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings          |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                         |
| Fireplaces        | Basement, Dining Room, Gas, Wood Burning                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                            |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Storage                         |
| Lot Description   | Back Lane, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Composite Siding, Stucco |
| Foundation        | Wood                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | R2                   |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Royal LePage Country Realty |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.