

# \$639,900 - 371 11 Street S, Three Hills

MLS® #A2186148

**\$639,900**

5 Bedroom, 4.00 Bathroom, 1,991 sqft

Residential on 0.30 Acres

NONE, Three Hills, Alberta

Exceptional Bungalow on a Rare Double Lot in Three Hills. Nestled on a sprawling 0.30-acre double lot, this exquisitely updated bungalow offers the perfect blend of modern elegance and small-town charm. With 1,980 sq. ft. of meticulously designed living space, this home is a sanctuary of comfort and style, ideal for families, professionals, and those who love to entertain. Step inside to discover a chef-inspired kitchen, thoughtfully renovated with sleek quartz countertops, a grand center island, and high-end stainless steel appliances. The sun-drenched, open-concept living area boasts expansive south-facing windows, allowing natural light to pour in and illuminate the space. A cozy wood-burning stove adds warmth and ambiance, making it the perfect spot to unwind. The main level also features a luxurious primary suite with a beautifully appointed ensuite, 2 additional bedrooms, a dedicated office space, and a conveniently located laundry room just off the 2pc. entryway bath. The fully developed lower level is a retreat of its own, offering a spacious family/rec room with a walkup separate entrance to the back yard space, two additional generously sized bedrooms,, a den and a stylish full 4pc. bath. Whether you're hosting guests or creating a private escape, this level is designed for versatility and comfort. Outside, the landscaped yard is a true highlight, drenched with sun from a full south exposure & fully enclosed with vinyl fencing for privacy. A partially covered deck provides an



inviting space to gather with family and friends. The property also features a heated double-car attached garage, a huge heated detached garage/shop, and an expansive concrete parking pad with double car port pass through u-shaped driveway to accommodate extra vehicles, an RV, boat or recreational/workplace equipment. Situated in a peaceful, sought-after neighborhood, this rare gem offers a lifestyle of tranquility and convenience. If you're looking for a home that seamlessly blends modern upgrades, thoughtful design, and an unbeatable location, this is the one!! Don't miss the opportunity to make it yours!!

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2186148    |
| Price          | \$639,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,991       |
| Acres          | 0.30        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 371 11 Street S |
| Subdivision | NONE            |
| City        | Three Hills     |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M2A0          |

## Amenities

|                |                                                                                                                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                                                                                                                                                                                  |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, Alley Access, Boat, Concrete Driveway, Covered, Carport, Front Drive, Garage Door Opener, Garage Faces Side, Insulated, Multiple Driveways, On Street, Quad or More Detached, Workshop in Garage |
| # of Garages   | 6                                                                                                                                                                                                                                                                                                                  |

## Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Wood Windows, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings                                                                                                                                        |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas, Wood Stove, Wood                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Living Room, Blower Fan, Wood Burning Stove                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                                                      |

## Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage, RV Hookup                                                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private, Brush |
| Roof              | Metal                                                                                                                          |
| Construction      | Wood Frame                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 59               |
| Zoning         | R1               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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