

# \$120,000 - 314 3 Street, Rolling Hills

MLS® #A2222281

**\$120,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.51 Acres

NONE, Rolling Hills, Alberta

**DON'T MISS THIS OPPORTUNITY.** Step inside this beautifully maintained 3-bedroom, 2-bath modular home, nestled on two spacious lots in a quiet, family-friendly community in southern Alberta. Built in 1997, this home offers the perfect blend of comfort, functionality, and small-town charm. Discover a bright and inviting open-concept layout, featuring a spacious living room with large windows that fill the space with natural light. The updated kitchen boasts wrap around cabinets, ample counter space, modern appliances, and a generous dining area â€” ideal for family meals and entertaining. The primary bedroom includes a private ensuite bath for your convenience, while two additional bedrooms and a second full bathroom provide plenty of space for a growing family or guests. Recent updates ensure a move-in ready experience with tasteful finishes and modern touches throughout.

Outside, enjoy the extra room provided by the double lot â€” perfect for kids, pets, gardening, or adding a garage or workshop. Located in a peaceful neighborhood, this property offers a relaxed lifestyle with the charm of a close-knit community, while still being just a short drive from local amenities and services. Whether you're a first-time homebuyer, downsizing, or looking for an affordable family home, this property is a must-see! Move-in ready! **NOTE:** Check out the 'List of Improvements' in supplements



Built in 1997

### Essential Information

MLS® #	A2222281
Price	\$120,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.51
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	314 3 Street
Subdivision	NONE
City	Rolling Hills
County	Newell, County of
Province	Alberta
Postal Code	T0J 0S0

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Paved
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Floor Furnace, Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Corner Lot, Few Trees

Roof	Metal
Construction	Metal Frame, Other, Wood Frame
Foundation	Wood, Pillar/Post/Pier

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	8
Zoning	Residential

### **Listing Details**

Listing Office	CIR REALTY
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