

# \$599,900 - 964 5a Ave East Close Se, Three Hills

MLS® #A2201521

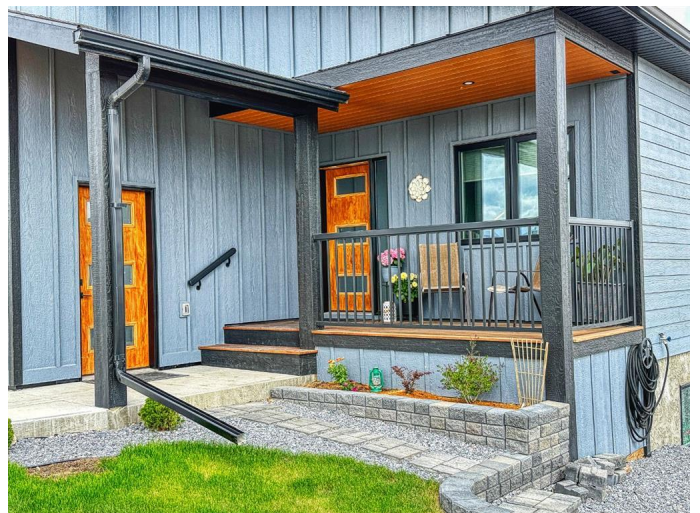
**\$599,900**

6 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.16 Acres

NONE, Three Hills, Alberta

Looking for near new with lots of bedrooms and a great open plan for connected living, check out this beauty. Clearly this home was designed for a family to live and grow in. A very well-thought-out entry just off the garage consists of a large mudroom area that you will really appreciate. Do you like to entertain? This home offers lots of space for that. In the kitchen a large island gives an abundance of extra workspace and an eating area, as well. A very accessible walk-in pantry supplies plenty of room for storage. An added feature is the large laundry room with a second fridge, just off the kitchen. There is a total of over 3500 sq ft of super living space, with five bedrooms (the office could easily be a 6th bedroom).. The very large primary suite contains a walk-in closet and three-piece ensuite. Living room has a good East-view and has exit to the deck which is perfect for that morning coffee in the summer. This is a very well-planned and designed home, floor heat in basement and the garage, with nine-foot ceilings up and down. With the help of the big windows the basement is very welcoming and has bright warm feeling. Two other specific features are, the on-demand hot water heater and the New Home Warranty is transferable to buyer. Any areas in basement that need finishing will be completely finished before possession. Front yard is landscaped, rear is graded and ready for seeding or sod. Seller is open to negotiate some landscaping and fencing in rear if Buyer is interested..



Built in 2022

## Essential Information

MLS® #	A2201521
Price	\$599,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,775
Acres	0.16
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	964 5a Ave East Close Se
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Concrete Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Ceiling Fan(s), Tankless Hot Water
Appliances	Dishwasher, Gas Range, Refrigerator, Dryer, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	ICF Block

### Additional Information

Date Listed	March 12th, 2025
Days on Market	137
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.