

\$310,000 - 13 N First Street W, Hill Spring

MLS® #A2202730

\$310,000

4 Bedroom, 3.00 Bathroom, 1,013 sqft
Residential on 0.69 Acres

NONE, Hill Spring, Alberta

Come see this before its scooped up! Hill Spring is a great little village and this is an extremely desirable location in Hill Spring. This functional cute bungalow sits on a dreamy .69 acre lot with trees, garden, seasonal irrigation and the benefit of road allowance all along the south side. For watering, there is 3/4 inch line running around the north and west property boundaries with outlets at regular intervals and over to the garden spot. This property is set up for someone who wants space, privacy, and a garden. The wrap around deck will allow you to enjoy it too!. The house is bright and well cared for. The cheery kitchen has great storage and cupboards. The dining table and chairs are included with extra leaves for the table and 6 chairs total. The primary bedroom has a walk in closet with built in organizers. The ensuite bathroom has a large shower. This home has central vacuum and boasts several storage spaces in garage and in basement. The windows are new in the last 2 years and the roof is new in the last 10. The main floor also has another 4 piece bathroom that has the washer and dryer in it as well. The basement is partially finished with drywall up in 2 bedrooms without closets and a 4 piece bathroom that is not fully finished. The basement is a great family room space as is, but could be finished to suit your family. Hill Spring is an ideal southern Alberta location for outdoor recreation and proximity to Lethbridge, Pincher Creek, Fort McLeod, Cardston amenities. Waterton Lakes is only 1/2 hour



away and the Waterton Reservoir Recreation area is basically around the bend. Castle Mountain Ski hill is a hop and skip away. Bring your favourite realtor and imagine how village life is the perfect blend of community and access to nature.

Built in 1967

Essential Information

MLS® #	A2202730
Price	\$310,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,013
Acres	0.69
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	13 N First Street W
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K1E0

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Closet Organizers, No Smoking Home, See Remarks, Storage
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Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Gentle Sloping, No Neighbours Behind, Rectangular Lot, Treed, See Remarks
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Block

Additional Information

Date Listed	March 18th, 2025
Days on Market	15
Zoning	residential

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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