

# \$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 – 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 – 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           | Forced Air, Floor Furnace |
| Cooling           | None                      |
| Basement          | None                      |

### Exterior

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

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 2              |
| Zoning         | Residential    |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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