

# \$486,900 - 720 Main Street, Three Hills

MLS® #A2206506

**\$486,900**

6 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.23 Acres

NONE, Three Hills, Alberta

Investment property 4 suites up/down revenue property full duplex 2 bedroom suite on the main levels of each side and 1 bedroom suites in the basements on each side of the duplex.

All have separate entrances & forced air heating systems for individual suite control, shared laundry space for up and down on each side of the duplex & shared water tank usage on each side for the up and down suites. 3 Parking stalls in the back yard with access gained from the driveway on the west side of the duplex. Shared storage shed to the rear of the property. All suites are filled with long-term tenants great revenue model is currently in place.

Built in 1963

## Essential Information

MLS® #	A2206506
Price	\$486,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,530
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active



## Community Information

Address	720 Main Street
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

## Amenities

Parking Spaces	3
Parking	Parking Pad, Gravel Driveway, Off Street, On Street, Outside

## Interior

Interior Features	No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Sump Pump(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, Street Lighting
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	17
Zoning	R2

## Listing Details

Listing Office	RE/MAX real estate central alberta
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