

# \$165,000 - 20 2 Avenue, Rolling Hills

MLS® #A2229621

## \$165,000

3 Bedroom, 2.00 Bathroom, 1,314 sqft

Residential on 0.29 Acres

NONE, Rolling Hills, Alberta

Looking for a quiet place to live at your pace, grow your veggies, maybe have some chickens? This is it. Located in Rolling Hills and featuring over 1,300 sq ft of living space is this 3 bedroom, 2 bathroom home. The addition for the entry and laundry room allow for visitors to enter at once and give much needed extra storage space. Other features include pvc windows, hot water on demand, vaulted ceilings, kitchen island, soaker tub in the en-suite bathroom, furnace installed in 2020, metal roof, underground sprinklers, municipal water, irrigation water for the yard and situated on a large lot with room for a garage if needed with still plenty of room for kids and their toys!

Built in 1984

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2229621     |
| Price          | \$165,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,314        |
| Acres          | 0.29         |
| Year Built     | 1984         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 20 2 Avenue       |
| Subdivision | NONE              |
| City        | Rolling Hills     |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 2S0           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 6          |
| Parking        | Off Street |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Storage, Garden           |
| Lot Description   | Landscaped, Lawn, Private |
| Roof              | Metal                     |
| Construction      | Vinyl Siding              |
| Foundation        | Piling(s)                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 64              |
| Zoning         | Res-Hamlet      |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (TABER) |
|----------------|-----------------------------------------|

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