

# \$325,000 - 26 1 Street E, Hill Spring

MLS® #A2216393

**\$325,000**

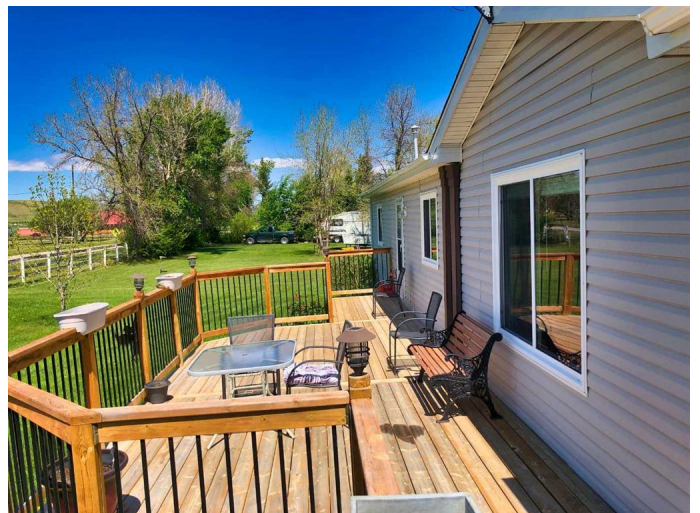
3 Bedroom, 2.00 Bathroom, 1,474 sqft  
Residential on 0.68 Acres

NONE, Hill Spring, Alberta

Welcome to this inviting 3-bedroom, 2-bathroom home that blends comfort, accessibility, and small-town charm. Thoughtfully designed for ease of entry, the front entrance features customized steps with a reduced height—a subtle but important feature that makes coming and going easier for those who appreciate a gentler climb. Inside, the home offers a bright, open layout with spacious living areas, a well-equipped kitchen, and two full bathrooms—perfect for everyday conveniences or entertaining family and friends. The three bedrooms offer flexibility for guests, hobbies, or a cozy reading room.

Step outside and enjoy the outdoors on the large front and back decks, perfect for morning coffee, summer barbecues, or simply relaxing in the fresh air. The generous yard offers plenty of space to add a garden, pool, workshop, or other personal touches to truly make it your own.

Located in a warm and welcoming community that values connection, you'll find plenty of opportunities to get involved. Whether it's joining the local quilting club, attending senior dinners, or taking part in seasonal events, this is a town where you can truly feel at home. Nature lovers will appreciate being just a short drive from stunning Waterton National Park, with its scenic trails, wildlife, and peaceful views. The nearby Waterton Reservoir offers summer swimming and kayaking, while Payne Lake, also close by, is a local favourite for



fishing and relaxation.

Whether you're downsizing, retiring, or simply seeking a summer home with a relaxing lifestyle surrounded by nature and community spirit, this home is the perfect place to settle in and enjoy.

Built in 2007

### **Essential Information**

MLS® #	A2216393
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,474
Acres	0.68
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	26 1 Street E
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	29
Zoning	R1

## Listing Details

Listing Office	Real Broker
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