

326 4 Avenue
Rolling Hills, Alberta

MLS # A2167671



\$65,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	571 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Electric, Space Heater	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-HAM
Foundation:	Other	Utilities:	Electricity Connected, Sewer Connected, Water Connected
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Refrigerator, portable washer, blinds, curtain rods, 3 electric heaters, wardrobe in bedroom, kitchen table & chairs, please inquire about negotiable items

Welcome to this charming "tiny home" in the heart of Rolling Hills, an idyllic small community known for its serene atmosphere and friendly neighbors. This cozy, open concept 1 bedroom, 1 bathroom home is the perfect blend of comfort and efficiency, offering the ideal space for "tiny home" enthusiasts, retirees, first-time buyers, or anyone seeking a peaceful retreat. Extensively renovated over the past 4 years, this home boasts a fresh, modern feel with updated flooring, baseboards, kitchen cabinetry, neutral paint and a completely renovated bathroom. A thoughtful bedroom addition adds extra space and functionality. The plumbing system has been updated as well, including a 50L hot water tank. Stay cozy year-round with three electric heaters that are included. The exterior features durable Hardie Board siding, a long lasting metal roof, and energy efficient vinyl windows, making this home as practical as it is beautiful. Situated on a spacious 50' x 120' lot, the partially fenced yard offers plenty of room to enjoy the outdoors, with the added bonus of a shed for extra storage and a small greenhouse for garden enthusiasts. Rolling Hills offers a peaceful lifestyle with a strong sense of community, making it a perfect place for permanent living or temporary worker housing. This home is truly move in ready, simply unpack and start enjoying the benefits of tiny home living!