

## \$199,900 - 406 3 Street, Thorhild

MLS® #E4433049

**\$199,900**

3 Bedroom, 1.50 Bathroom, 1,392 sqft  
Single Family on 0.00 Acres

Thorhild, Thorhild, AB

A great mixture of modern and classic style in this upgraded home. This home has been completely renovated over the past 30 years by taking everything right back to the studs and starting over with insulation, wiring, drywall, windows, plumbing, siding, etc. Even the sloping roof area in the upper floor had new insulation installed. Shingles only 10 years old, high efficiency hot water tank and furnace with central air. Main floor features large upgraded kitchen with island and good sized dining space, 4 piece bath, large living room, office/bedroom and lovely heated front porch. Use the spiral staircase to access the upper floor which has two large bedrooms. Fully finished bsmt has large family room with w/b stove, office, 2 pce bath/laundry, cold room and even a wood room with convenient access door to outside to load wood. Add front deck, skylight, b/i vacuum, gas line to back yard for BBQ and single detached garage to finish off this great property.

Built in 1949

### Essential Information

MLS® #	E4433049
Price	\$199,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	406 3 Street
Area	Thorhild
Subdivision	Thorhild
City	Thorhild
County	ALBERTA
Province	AB
Postal Code	T0A 3J0

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, Skylight, Vinyl Windows
Parking	Front/Rear Drive Access, RV Parking, Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 60

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