

# \$265,000 - 6 1 Avenue, Round Hill

MLS® #A2258477

## \$265,000

4 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.29 Acres

Round Hill, Round Hill, Alberta

Bi level home located in Round Hill. With a little sweat equity, this would make a great family home. There are 2 bedrooms on the main floor, a large living room, dining area and plenty of cabinets in the kitchen. Access to the deck just off the dining room. The primary bedroom has a 3pc ensuite and walk in closet.

Downstairs, there are 2 more bedrooms, large family room with a pellet stove and plenty of storage. There is a 24x36 detached garage and the property sits on an oversized lot 100x126.

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258477    |
| Price          | \$265,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,212       |
| Acres          | 0.29        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

Address 6 1 Avenue



|             |                |
|-------------|----------------|
| Subdivision | Round Hill     |
| City        | Round Hill     |
| County      | Camrose County |
| Province    | Alberta        |
| Postal Code | T0B 3Z0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | None           |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Block                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 23                   |
| Zoning         | R1                   |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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