

# \$429,000 - 214 Bradford Crescent Se, Three Hills

MLS® #A2249921

**\$429,000**

5 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.15 Acres

NONE, Three Hills, Alberta

Welcome to 214 Bradford Crescent, a beautifully maintained home tucked away in a quiet crescent in the friendly community of Three Hills. Offering over 2,200 sq. ft. of fully developed living space, this property combines modern finishes, and thoughtful design—making it the perfect place to call home. Step through the inviting front entry, where guests are greeted with a view down the hall of the open-concept living area at the back of the home. The kitchen is equipped with stainless-steel appliances, plenty of cabinetry, an island, and a convenient layout that makes meal preparation easy. The adjacent dining area provides access to the deck and backyard—perfect for summer barbecues and family dinners outdoors. The living room is anchored by an electric fireplace feature wall, creating a cozy yet modern space to gather and relax. The main level has been recently updated with new flooring and trim work, adding to its fresh, move-in-ready feel. The floor plan has been thoughtfully designed to provide privacy in the bedroom areas. The primary suite offers views of the backyard, along with a 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms and another full bathroom complete this level. Adding to the convenience is the main floor laundry room, complete with a built-in “drop zone”. From here, you can access the heated double-car garage, ensuring comfort during the winter months and plenty of storage space year-round. Downstairs, the



fully finished basement impresses with large windows, filling the space with natural light. The family room is ideal for movie nights, games, or creating a kids’™ play zone. Two generously sized bedrooms and a third full bathroom make this level perfect for teens, guests, or extended family. A versatile flex room offers endless possibilities—home office, fitness studio, craft space, or additional storage. The exterior of this home is equally inviting. From enjoying a morning coffee on the front verandah to appreciating the large, fully fenced backyard with alley access providing both privacy and functionality. The deck off the dining area extends your living space outdoors and is the perfect spot for hosting friends or enjoying family activities. There’s™ ample room for children to play, pets to roam, and gardeners to create their dream outdoor space. Situated in a quiet crescent, this home offers peace and privacy while remaining close to everything your family needs. Schools, parks, and local amenities are just a short distance away, making daily life convenient and stress-free.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249921    |
| Price          | \$429,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,162       |
| Acres          | 0.15        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 214 Bradford Crescent Se |
| Subdivision | NONE                     |
| City        | Three Hills              |
| County      | Kneehill County          |
| Province    | Alberta                  |
| Postal Code | T0M 2A0                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Floor Furnace, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Electric, Living Room                                                                                                      |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Other, Storage                                             |
| Lot Description   | Back Lane, Back Yard, Few Trees, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | R1                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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