

# \$425,000 - 107 3rd Avenue S, Hay Lakes

MLS® #A2204496

**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,326 sqft  
Residential on 0.14 Acres

Hay Lakes, Hay Lakes, Alberta

Youâ€™re going to fall in love with this beautiful home and the wonderful community of Hay Lakes. As you walk up to this 1326 square foot home, youâ€™ll adore the large west facing deck. After taking in the view, youâ€™ll walk in to the spacious living room that features vaulted ceilings with updated vinyl plank flooring. This open concept home will lead you into the dining area and kitchen with island and pantry. With lots of counter space, cupboards and storage you and the whole family can cook dinner without getting into each otherâ€™s space. On the main level youâ€™ll find two bedrooms, including the primary with 3 piece en-suite, a 4 piece bathroom and main floor laundry! In the basement youâ€™ll enjoy a sizeable bedroom, open office space, a 3 piece bath, a large storage room, a separate storage room under the stairs and a voluminous family area with electric fire place and room for all the toys! This home will truly take your breath away! As you head back upstairs and out the back door, youâ€™ll take in the east facing views off the rear deck, perfect for sunrises and your morning coffee. Off the deck, youâ€™ll overlook the back yard that features loads of space, RV parking and a heated double detached garage! This gem of a home sits in the family friendly community of Hay Lakes with a K-12 school and only a 35 minute drive from Edmonton! This one truly has to be seen to be believed.



Built in 2005

### Essential Information

MLS® #	A2204496
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,326
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	107 3rd Avenue S
Subdivision	Hay Lakes
City	Hay Lakes
County	Camrose County
Province	Alberta
Postal Code	T0B 1W0

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, See Remarks
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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