

# \$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	51
Zoning	R1

### **Listing Details**

Listing Office	Coldwell Banker OnTrack Realty
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