

# \$200,000 - 148 1st Street Sw, Hill Spring

MLS® #A2220799

**\$200,000**

3 Bedroom, 1.00 Bathroom, 1,576 sqft

Residential on 0.69 Acres

NONE, Hill Spring, Alberta

Step back in time with this beautifully preserved character home, one of the original residences in Hill Spring, built in 1912. Nestled in a quaint and quiet village just minutes from the stunning Waterton Reservoir—ideal for camping, boating, fishing, and picnicking—this property offers the perfect blend of history, charm, and natural beauty. Situated on a large, picturesque lot just under an acre, this home is a rare gem. Enjoy the benefits of irrigation water from a nearby canal, a private water hydrant, and town water and sewer services—a truly unique and versatile setup. Inside, you'll find original hardwood flooring upstairs, with laminate and tile throughout the main level. The spacious kitchen and living room provide an inviting space for gatherings, while the main floor primary bedroom, full bathroom, and large laundry/mudroom with back entrance add practical convenience. Upstairs are two additional cozy bedrooms. Additional features include 3 storage sheds, circular driveway with pull-through access, and ample storage space. Hill Spring is just 25 minutes from both Pincher Creek and Cardston, both offering full amenities, and is home to a close-knit community, a convenience store, and a local church. If you're looking for peace, community spirit, and proximity to Alberta's natural beauty, this is the place for you. Don't miss your chance to own a piece of Hill Spring history! Call your favourite REALTOR® today to book a showing!



Built in 1912

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220799          |
| Price          | \$200,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,576             |
| Acres          | 0.69              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 148 1st Street Sw |
| Subdivision | NONE              |
| City        | Hill Spring       |
| County      | Cardston County   |
| Province    | Alberta           |
| Postal Code | T0K 1E0           |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Storage, Tile Counters |
| Appliances        | Gas Stove, Refrigerator, Washer/Dryer, Gas Oven   |
| Heating           | Natural Gas, Electric, Space Heater               |
| Cooling           | None                                              |
| Basement          | None                                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Corner Lot, Few Trees, Open Lot |
| Roof              | Asphalt Shingle                 |

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | Slab         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 9              |
| Zoning         | R1             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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