

# \$415,000 - 9 2 Avenue S, Hays

MLS® #A2249005

## \$415,000

4 Bedroom, 1.00 Bathroom, 1,919 sqft

Residential on 3.75 Acres

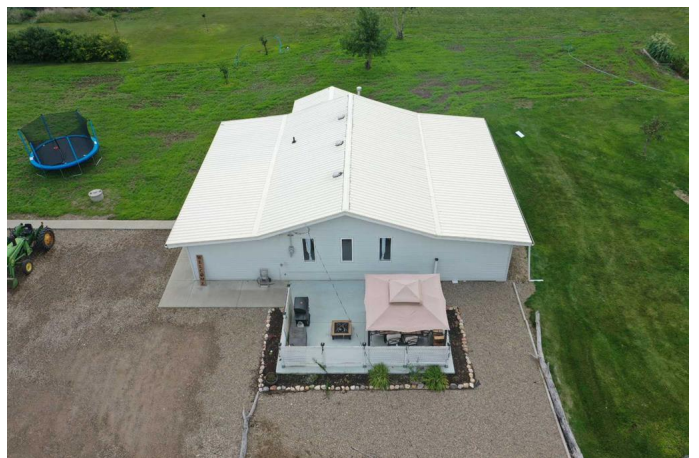
NONE, Hays, Alberta

Tucked away in the hamlet of Hays sits this 4 bedroom home. Enjoy peaceful country living on 3.75 acres where you can have a massive garden, kids can run free or even a few animals to raise. The home is just over 1,900 sq feet with one addition having 2 bedrooms and a large entrance. Up a few steps into the heart of the home, the kitchen dining spaces with a full bathroom, laundry space and 3rd bedroom. Just off the kitchen, step into the living room where evenings can be shared and down the hall from there is the primary suite. A few more features are the metal roof, A/C for hot days, fruit trees & shrubs, yard irrigation with BRID, a patio with pergola for outdoor meals or gatherings and of course, the heated 30'x30' garage. What a great package, plan to visit!

Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249005    |
| Price          | \$415,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,919       |
| Acres          | 3.75        |
| Year Built     | 1996        |
| Type           | Residential |



|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9 2 Avenue S   |
| Subdivision | NONE           |
| City        | Hays           |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T0K 1B0        |

### Amenities

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

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | See Remarks       |
| Appliances        | See Remarks       |
| Heating           | Forced Air        |
| Cooling           | Central Air       |
| Has Basement      | Yes               |
| Basement          | Crawl Space, None |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Garden, Lawn, Many Trees |
| Roof              | Metal                    |
| Construction      | Vinyl Siding             |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 7                 |
| Zoning         | GCR               |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (TABER) |
|----------------|-----------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.