

# \$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 Oven, Gas Stove, Refrigerator, Washer/Dryer
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	7
Zoning	R1

**Listing Details**

Listing Office	Grassroots Realty Group
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