

\$248,000 - 12b 3 Avenue N, Hay Lakes

MLS® #A2226749

\$248,000

4 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.07 Acres

Hay Lakes, Hay Lakes, Alberta

Welcome to Hay Lakes, a charming, close-knit community that offers the best of small-town living with the convenience of quick access to Edmonton and Camrose. This well maintained half duplex is perfectly situated right across from the Hay Lakes School, making it easy for kids to walk home for lunch with all their friends!

Step inside and you'll immediately notice the bright, airy feel of the main living area, thanks to 9' ceilings and large front windows that flood the space with natural light. The open-concept living and dining areas are both spacious and inviting & the kitchen offers ample cabinetry and counter space, making meal prep a breeze.

Down the hall, you'll find a modern 4-piece bath and two comfortable bedrooms. The partially finished basement adds even more living space, with a cozy rec room, a 3-piece bath, and two additional bedrooms, perfect for a growing family, guests, or a home office setup.

Outside, the fenced backyard is great for kids and pets, and it's the perfect spot to host summer BBQs with friends and neighbours.

The 12x24 garage adds excellent storage or workshop space, and your vehicles will thank you come winter. Recent updates include new shingles on both the house and garage (May 2025).

Whether you're looking for your first home, downsizing, or investing, you'll fall in love with Hay Lakes' strong community spirit, excellent



school, and the unbeatable location just off Hwy 21. Come see why more and more people are proud to call Hay Lakes home!

Built in 2003

Essential Information

MLS® #	A2226749
Price	\$248,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	12b 3 Avenue N
Subdivision	Hay Lakes
City	Hay Lakes
County	Camrose County
Province	Alberta
Postal Code	T0B 1W0

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Open Floorplan, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Playground, Private Yard, Storage
Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation Poured Concrete

Additional Information

Date Listed June 2nd, 2025
Days on Market 3
Zoning residential

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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