# \$194,250 - 49 Hillside Crescent, Swan Hills

MLS® #A2195059

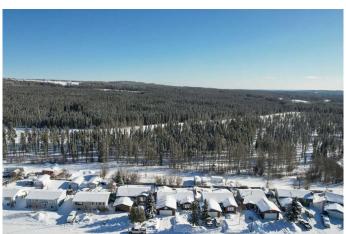
## \$194,250

4 Bedroom, 3.00 Bathroom, 1,716 sqft Residential on 0.16 Acres

NONE, Swan Hills, Alberta

Welcome to this 1,716 sqft executive bungalow, perfectly positioned with direct access to crown land, offering endless opportunities for outdoor adventures. This home boasts a generous 22'x22' attached, heated garage. All of the main floor windows were upgraded to triple-pane in 2012. With a total of four legal bedrooms and an additional office, this home provides ample room for families or those seeking extra space. Enjoy gatherings in the separate dining area, which flows seamlessly into the kitchen and inviting living room, complete with a cozy wood-burning fireplace. The primary suite, located at the rear of the home, features patio doors leading to your deck, an en-suite bathroom with a walk-in shower, and an impressive 8 ft walk-in closet. The fully finished basement expands your living space to a remarkable 3,432 sqft of totalling living space, offering abundant storage options. The versatile family room, previously used as a theater space, provides an ideal setting for entertainment. An additional bedroom and a convenient 3-piece bathroom complete the basement layout, while the utility and laundry area offers even more cabinet storage. Furnace, shingles, and eavestroughs all replaced in 2012. Backyard is fully fenced with a large east facing deck.







Built in 1986

#### **Essential Information**

MLS® # A2195059 Price \$194,250

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,716

Acres 0.16 Year Built 1986

Type Residential

Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 49 Hillside Crescent

Subdivision NONE

City Swan Hills

County Big Lakes County

Province Alberta
Postal Code T0G 2C0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen

Island, See Remarks, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Yard, Lawn, Rectangular Lot, Front Yard, No Neighbours Behind,

**Private** 

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed February 17th, 2025

Days on Market 66

Zoning RS

# **Listing Details**

Listing Office ROYAL LEPAGE MODERN REALTY

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