

# \$209,000 - 22901 7 Avenue, Hillcrest

MLS® #A2092724

## \$209,000

2 Bedroom, 1.00 Bathroom, 761 sqft  
Residential on 0.17 Acres

NONE, Hillcrest, Alberta

Step back in time with this historic gem at 22901 7 Ave, Hillcrest. Built in 1907, this classic residence carries the charm of a bygone era, offering a unique opportunity for restoration and customization. Priced competitively below market value, this property presents an affordable entry into the sought-after, mountain and nature surrounded Hillcrest area. With 760 sqft of living space, it may be cozy, but the double lot provides ample potential. Imagine waking up to the soothing sounds of the nearby creek just across the street. This home invites creativity and vision with the possibility of R5 re-zoning and subdivision (subject to approval), this property sparks imagination and opportunity. Seize the chance to revive history and shape the future – schedule your showing today.

Built in 1907

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2092724  |
| Price          | \$209,000 |
| Sold Price     | \$205,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 761       |
| Acres          | 0.17      |
| Year Built     | 1907      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Sold              |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 22901 7 Avenue |
| Subdivision | NONE           |
| City        | Hillcrest      |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K1C0         |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | No Smoking Home, See Remarks |
| Appliances        | Electric Stove               |
| Heating           | Forced Air, Natural Gas      |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Partial, Unfinished          |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Corner Lot, Front Yard |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Wood                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2023 |
| Date Sold      | March 30th, 2024    |
| Days on Market | 141                 |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

### Listing Details

Listing Office

REAL ESTATE PROFESSIONALS INC.

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