

\$99,900 - 21 Hollinger Drive, Swan Hills

MLS® #A2145123

\$99,900

3 Bedroom, 2.00 Bathroom, 1,239 sqft
Residential on 0.14 Acres

NONE, Swan Hills, Alberta

Introducing a rare gem in Swan Hills, this stunning property is situated on top of a hill, offering breathtaking views of Big Lakes County. One of its standout features is the attached front garage, providing convenient parking and a spacious 24' long and 20' wide space for all your storage needs.

As you enter the property, you'll be greeted by a charming front living room adorned with a wood-burning fireplace, perfect for cozy evenings with loved ones. The kitchen seamlessly flows into the dining area, allowing for easy entertaining while enjoying the picturesque scenery that surrounds you.

Upstairs, you'll find three bedrooms, offering ample space for a growing family or accommodating guests. The two bathrooms, including a half bath ensuite, provide convenience and privacy for everyone in the household. Majority of the windows have been updated to vinyl.

The basement of this property is unfinished but holds immense potential. With roughed-in plumbing for another bathroom and multiple windows, the possibilities are endless. Create additional bedrooms, a home office, or a recreational space - the choice is yours.

Located in a highly desirable area. Embrace the beauty of nature from the comfort of your own home while still being within close



proximity to essential amenities.

Built in 1989

Essential Information

MLS® #	A2145123
Price	\$99,900
Sold Price	\$98,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,239
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	21 Hollinger Drive
Subdivision	NONE
City	Swan Hills
County	Big Lakes County
Province	Alberta
Postal Code	T0G 2C0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Storage, Vinyl Windows, Wood Windows
Appliances	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	Full, Unfinished

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 4th, 2024
Days on Market	6
Zoning	RS
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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