

# \$515,000 - 22709 10 Avenue, Hillcrest

MLS® #A2202546

**\$515,000**

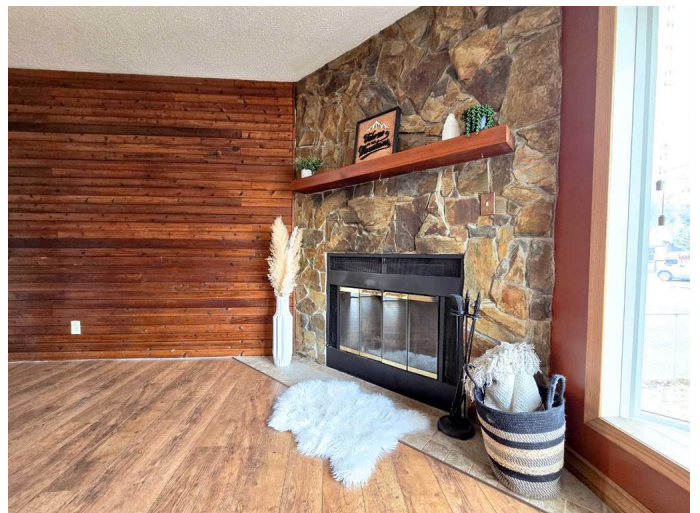
4 Bedroom, 2.00 Bathroom, 1,213 sqft

Residential on 0.17 Acres

NONE, Hillcrest, Alberta

This 1,213 sq. ft. bungalow in Hillcrest offers a combination of space, comfort, and mountain charm. Positioned to capture stunning views of Turtle Mountain, this home blends classic character with warm 80's sophistication. Inside, the kitchen and dining area provide plenty of room for gatherings, featuring a moveable island that tucks away seamlessly. Garden doors open to a covered deck with a private hot tub, perfect for unwinding after a day in the mountains. The living room is anchored by a wood-burning fireplace, creating a warm and inviting atmosphere. The developed lower level is designed for both function and entertainment, complete with a spacious family room, dry bar, cold storage, and a secure storage room for firearms and valuables. Outside, the landscaped and fully fenced yard includes underground sprinklers, a garden shed, and an oversized heated double garage.

Tucked away on a quiet street with easy access to trails and local amenities, this home delivers the space, privacy, and mountain lifestyle you've been looking for. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more. Schedule a viewing with your favorite realtor and explore the potential to curate surroundings that reflect your lifestyle.



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202546    |
| Price          | \$515,000   |
| Sold Price     | \$492,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,213       |
| Acres          | 0.17        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22709 10 Avenue |
| Subdivision | NONE            |
| City        | Hillcrest       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K1C0          |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached, Parking Pad |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Ceiling Fan(s), Central Vacuum, Dry Bar, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Electric Range, Microwave, Washer/Dryer                  |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Living Room, See Remarks, Stone, Wood Burning                                      |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Barbecue, BBQ gas line, Fire Pit, Storage |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Views    |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding                                            |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Date Sold      | April 11th, 2025 |
| Days on Market | 23               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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