

# \$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	59
Zoning	RS

### **Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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