

**34 Hollinger Drive
Swan Hills, Alberta**
MLS # A2264057

\$219,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,288 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS- Residential Single Fa
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 34 Hollinger Drive, double lot offering beautiful southern views. This property features a beautifully manicured yard with a fire pit area and perennial gardens, plus ample parking thanks to back alley access and a 14' x 24' detached garage. Inside, you'll find a well-kept main floor with taller living room ceilings, a kitchen featuring an island with extra cabinetry and a suite of sleek, all-black stainless steel appliances (new in 2020), and a convenient patio door access. The home offers three main floor bedrooms, including a primary with a half-bath ensuite, while the fully developed basement provides a cozy family area with a wood-burning stove, a four-piece bathroom, and a flexible bonus room. Enjoy peace of mind with major upgrades already completed, including new triple-pane main floor windows (2022), freshly painted HardiePlank siding (2019), and 35-year shingles (2013), all maintained with exceptional care.