

**11 Hillside Avenue
Swan Hills, Alberta**

MLS # A2275938



\$165,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

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

Inclusions: hot tub.

Ideally suited for the outdoor enthusiast, this 1,176 sq. ft. Swan Hills bungalow is perfectly positioned near vast Crown land for easy access to hunting and off-road trails. The home has seen improvements over the last decade—including shingles, windows, siding and a deck refresh. The main floor features new vinyl plank flooring throughout the front-facing living room and into the kitchen, which offers recently painted cabinets and appliances approximately five years old. All three bedrooms are located on the main level, including a primary with a 2-piece ensuite. While the basement is clean and bright, it offers a prime opportunity for sweat equity. It currently features a large storage room, a guest bonus area, and a future third bathroom that is already roughed-in for a vanity and tub (toilet is functional already). Washer and dryer only a few years old as well as the hot water tank in 2024. Complete with a detached garage, storage shed, and a hot tub, this home is a solid, well-maintained option for those looking to balance modern updates with the chance to customize their own space.