

**107 Assiniboine Drive
Swan Hills, Alberta**

MLS # A2156535

\$194,900



Division:	NONE	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	2,000 sq.ft.	Age: 1991 (35 yrs old)
Beds:	4	Baths: 2
Garage:	Off Street, Parking Pad, Single Garage Attached	
Lot Size:	0.17 Acre	
Lot Feat:	Back Yard, Few Trees, Irregular Lot, Landscaped, Lawn, Native Plants, Recta	

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RT-Residential Two Family
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Separate Entrance		
Inclusions:	None		

Check out this well-maintained full duplex on top of the hill near the hospital! This is the perfect home for investors or those looking to live in one side and rent out the other. The main floor of each side has a living room with a wood-burning fireplace, kitchen, dining area, two large bedrooms, and a 4pc bathroom. Downstairs you will find a large family room area that walks out to the fully fenced backyard, and a combined laundry and mechanical room. With the attached garages, front parking stalls, and the back alley this property offers lots of parking. Don't miss out on this great opportunity!