



**GRASSROOTS**  
REALTY GROUP

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**22602 9 Avenue  
Hillcrest, Alberta**

**MLS # A2239367**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Level, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Res.
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge and Stove will be added.

Look no further. Welcome to the quiet town of Hillcrest in the Crowsnest Pass. This home is on a corner lot, within walking distance (walking path across street) to Crowsnest River for world class fishing. This home has all that you need, three bedrooms two baths, open plan livingroom and kitchen, great for entertaining. Main floor laundry, spacious primary bedroom with lux ensuite. Freshly painted interior and new flooring throughout. Full size lot with a 24' X 26' heated double garage, in addition to off street parking in driveway. A short drive takes you to all of our outdoor activities and shopping. If you enjoy golfing you will love our golf course, pool, many walking, hiking paths. and all winter activities. This property is a must to view.