



GRASSROOTS
REALTY GROUP

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**22613 8 Avenue
Hillcrest, Alberta**

MLS # A2244391



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,350 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Wall Unit in Basement

Exceptional home! Immaculate inside and outside! Features a beautifully landscaped yard with a brand new garage under construction. Added bonuses inside - 6 spacious bedrooms, a gas fireplace upstairs, a wood burning stove downstairs, new patio doors just installed in the bright kitchen that leads to an awesome deck overlooking the back yard, Great view of Turtle Mountain! Separate basement entrance to the back yard. Lots of parking both in the front (large driveway) plus extra parking next to the double garage in the back. Seller is leaving the hydraulic lift that accesses the main floor deck from the ground level. Many upgrades make this home totally ready to move in! Must see!