



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**10 Pan Am Street
Swan Hills, Alberta**

MLS # A2248085



\$159,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,287 sq.ft. | Age: | 1988 (37 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Concrete, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Storage | | |

Inclusions: N/A

Experience the charm of this 1,287 SqFt bungalow perched atop the hill in Swan Hills, offering breathtaking views of the town to the south and easy access to crown land for outdoor enthusiasts. The spacious layout features an inviting open floor plan, with a kitchen that boasts built-in spice racks, an island, and large windows overlooking the backyard. A cozy gas fireplace in the living room, complemented by a newly replaced picture window and fresh paint throughout the whole home. The primary bedroom includes a convenient walkthrough ensuite, while three bedrooms on the main level provide ample space. Downstairs, a large family room with its own gas fireplace, two additional rooms, and a newly finished 4-piece bathroom with jacuzzi jets built in. Enjoy the benefits of a large 22 by 26 detached garage with a new garage door, motor and overhead heat. Concrete parking pad, and extra RV parking, along with a shed for storage. Recent updates, including plumbing by a professional contractor and new shingles in 2023. Step out onto the expansive back deck and embrace the outdoor lifestyle this property has to offer!