



GRASSROOTS
REALTY GROUP

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**14 Walker Avenue
Swan Hills, Alberta**

MLS # A2250351



\$119,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Soaking Tub, Storage		

Inclusions: none

What a deal! This charming nearly 1,100 sq ft bungalow offers space, comfort, and unbeatable value. Step inside to find a cozy living room filled with natural light, an open and inviting kitchen with adjoining dining area, and 3 bedrooms on the main floor, including a primary suite with convenient 2-piece ensuite. A full 4-piece main bath completes the upstairs. Stylish tile and laminate flooring throughout means this is a no-carpet home—easy to maintain and allergy-friendly! The basement is mostly developed—just add flooring in the family room to make it complete! Downstairs you’ll discover a huge family room with a cozy woodstove, 2 additional bedrooms (one exceptionally large), a 3-piece bathroom, utility room, and laundry area. There’s even potential for a 6th bedroom if needed—perfect for a growing family or guests. Outdoors, the property shines with a generous yard that includes the beginnings of a front rock garden, while the back boasts fruit trees, a firepit area, RV parking, back alley access, storage shed, a nice deck, and a play structure that kids of all ages will enjoy. With so much to offer inside and out, this home truly is the deal of the century—don’t miss your chance to call it yours!