



**GRASSROOTS**  
REALTY GROUP

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## 5 Hillside Crescent Swan Hills, Alberta

**MLS # A2260022**



# \$149,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

A Great location in a mature neighborhood! This 1224 sq ft 5 bedroom and 3 bathroom home is the perfect family home. Both entries give the family lots of space entering the home. Chocolate cabinets in the kitchen, a cozy wood burning fireplace in the living room. There is a large master bedroom with a walk-in closet. The basement is fully finished with 2 large bedrooms, a 4 piece bathroom, large rec room and a large laundry room. The entire main floor has been freshly painted. Outside new shingles, soffits and eavestroughs. All the exterior brick work is new and inside the brick fireplace has all new bricks. Attached is a double garage, insulated, drywalled and painted. This home offers a good sized fenced backyard with alley access. This home is easy to view and could accommodate a quick possession.