



**11 Hillside Avenue  
Swan Hills, Alberta**

**MLS # A2275938**



**\$165,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Storage		

**Inclusions:** hot tub.

Ideally suited for the outdoor enthusiast, this 1,176 sq. ft. Swan Hills bungalow is perfectly positioned near vast Crown land for easy access to hunting and off-road trails. The home has seen improvements over the last decade—including shingles, windows, siding and a deck refresh. The main floor features new vinyl plank flooring throughout the front-facing living room and into the kitchen, which offers recently painted cabinets and appliances approximately five years old. All three bedrooms are located on the main level, including a primary with a 2-piece ensuite. While the basement is clean and bright, it offers a prime opportunity for sweat equity. It currently features a large storage room, a guest bonus area, and a future third bathroom that is already roughed-in for a vanity and tub (toilet is functional already). Washer and dryer only a few years old as well as the hot water tank in 2024. Complete with a detached garage, storage shed, and a hot tub, this home is a solid, well-maintained option for those looking to balance modern updates with the chance to customize their own space.