



**47 Tressa Street  
Swan Hills, Alberta**

**MLS # A2279659**



**\$128,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cleared, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

**Inclusions:** N/A

Perched up on a hill, this 2009-built home in Swan Hills offers space, light, and solid bones—making it one of the newer builds in town and a great option for buyers looking for room to grow. The main floor is bright and open, with tall ceilings and large windows that flood the space with natural light. Hardwood floors run through the living area and primary bedroom, while the layout flows seamlessly from the kitchen with island and granite countertops, to the dining area, and out onto the covered 12' x 7' back deck—ideal for entertaining or quiet evenings outdoors. A front verandah adds another welcoming outdoor space and takes advantage of the elevated setting. There are three generous bedrooms on the main floor, including a primary suite with a 4-piece ensuite featuring a stand-up shower and corner soaker tub. The remaining two bedrooms are comfortably sized and carpeted, with a full 4-piece main bathroom nearby. Downstairs, the basement features 9' ceilings, two large bedrooms with laminate flooring, and plenty of undeveloped space ready for your vision. Laundry is also conveniently located on the lower level. All interior walls are insulated for sound, adding comfort and privacy throughout the home. The property offers room to build a 24' x 24' garage, adding even more value and flexibility. The home does need some touch-ups—some trim, some interior doors, and replacement of the ensuite shower—which is reflected in the price and presents an excellent opportunity to add equity. A solid home with great layout, natural light, and entertaining space—just waiting for the right touch to make it shine.