



**22 Southview Avenue  
Swan Hills, Alberta**

**MLS # A2291950**



**\$167,700**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Storage, Vinyl Windows

**Inclusions:** shed, hot tub,

Located high on Southview Ave with southern views and tall ceilings, this clean and well-maintained 1,196 sq. ft. bi-level offers a move-in-ready experience for a family. Built in 1977, the home features 4 bedrooms, 2.5 bathrooms, including a recently updated basement bathroom and a kitchen with solid oak cabinetry and two year old appliances (fridge, microwave & dishwasher). Significant updates were completed roughly 10 years ago, including the shingles, windows, furnace, and hot water tank, making this a low-maintenance property that requires little to no immediate work. Outside, the deck features a Vita Spa hot tub with a privacy screens, perfect for cold winter nights. A shed for extra storage and a small detached garage featuring a newer overhead door. With easy access to Crown land for off-roading and hiking, and proximity to local amenities like the skate park, playground, and hockey rink, this home provides a comfortable lifestyle in a great community.