



**31 Hollinger Drive
Swan Hills, Alberta**

MLS # A2294071

\$159,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, No F		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: N/A

Welcome to this charming 1988-built home that offers both comfort and practicality. This 3-bedroom house, nestled in a tranquil neighborhood, boasts a variety of features that make it an ideal living space. Upon entering, you'll be greeted by a tiled entryway, leading to the main living area with beautiful hardwood floors. The kitchen, with a very large layout, provides an awesome view and is equipped with a range of appliances, including a fridge, stove, built-in microwave, and dishwasher. The kitchen also features a spacious, movable island with a breakfast bar, making it a perfect gathering spot. Adjacent to the kitchen, you'll find a dining area that's ideal for family meals and entertaining. The upstairs area includes three bedrooms and a 4-piece main bathroom, ensuring convenience for the whole family. The master bedroom features a 2-piece ensuite, adding a touch of luxury to your daily routine. Downstairs, the basement offers two additional bedrooms, making it a great space for guests or for use as an office or playroom. There's also a 3-piece bathroom and a utility room off the basement bathroom for added convenience. The basement features hardwood in the main area and carpet in the bedrooms, providing a cozy atmosphere. Storage won't be a concern with a huge storage area in the basement, as well as storage space under the stairs. The home is equipped with copper plumbing, adding to its durability and value. Outside, you'll find a wooden deck for outdoor relaxation and a very nice firepit area, perfect for evening gatherings. The fully fenced back yard ensures privacy and security. For storage needs, there's a small garden shed on the side of the house. Parking is convenient with street parking and alley access. The single-car garage, drywalled and insulated, provides

additional parking and storage options. The chimney in the garage could be used for future heating purposes. The property also offers paved parking in the back with private alley access. The shingles are in good shape, and most windows upstairs are vinyl, enhancing energy efficiency and aesthetics. This house is a perfect blend of comfort, convenience, and potential, offering a cozy and practical living space with a view and outdoor amenities that make it a true home.