



**6 Hillside Avenue
Swan Hills, Alberta**

MLS # A2294162



\$91,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage		

Inclusions: N/A

This 1,170 sq. ft. bungalow is a true blank slate that needs work but offers the perfect layout for a modern transformation. The main floor features an open-concept living and kitchen area with three bedrooms and 1.5 bathrooms, including a primary suite with a patio door leading to a large north-facing deck. The interior is in need of new flooring, paint, doors, lighting, and general repairs throughout. The basement in need of drywall repairs and the potential to add a full bathroom. Original furnace and older hot water tank. With back-alley access and extra parking in front of your "x 23" detached garage. This property is priced to reflect the work needed and is an ideal project for an investor or contractor who knows how to spot a deal.