



**3 Isbister Avenue
Swan Hills, Alberta**

MLS # A2297587



\$174,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Lawn		

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

Inclusions: Shed, bathroom mirrors,

Tucked back from the street this bungalow offers a true turn-key experience. The main floor has been refreshed with new vinyl plank flooring, carpet, light fixtures, and fresh paint throughout. The brand-new kitchen features all-new cabinetry, countertops, and stainless steel appliances. You’ll find a private primary suite with a 2-piece ensuite, two additional bedrooms, and a 4-piece bath with new ceramic tile and a new tub. The fully developed basement adds a massive family room, a large bonus room, and a recently updated laundry room with a brand-new 2-piece bathroom. Exceptional care was taken during the renovation, including a new furnace, new hot water tank, and a fully updated PEX plumbing system thoughtfully labeled with shut-off valves for easy accessibility. Step outside to a new back deck and a fenced yard that opens partially onto green space, offering a peaceful buffer. Complete with a new garage door and some new fencing, this home is as mechanically sound as it is beautiful. Swan Hills provides essential local amenities like a grocery store, curling rink, a K-12 school, a skate park, and the Swan Hills Golf & Country Club for recreation and daily needs. Offering access to Crown land and the renowned Golden Triangle snowmobile trail for excellent riding, hunting, ATV's, and fishing.