



**GRASSROOTS**  
REALTY GROUP

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**4823 Ravine Drive  
Swan Hills, Alberta**

**MLS # A2194891**



**\$168,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Vinyl Windows		

**Inclusions:** Negotiable.

Welcome to this beautiful house located in Swan Hills, that backs onto a peaceful forest, providing easy access to nature. Upgraded triple pane German made windows (Rehau), ensures energy efficiency and a quiet living environment. Solid white oak hardwood flooring throughout the main floor (except bedrooms), adding a touch of elegance. The kitchen has been completely renovated with meticulous attention to detail. The countertops have been designed to sit "higher than standard, offering greater comfortability. Birch plywood cabinets and Akazien countertops provide both functionality and aesthetics. All cupboards feature soft-close mechanisms, and the interior lighting. The natural stone tile backsplash, along with newer appliances, create a delightful cooking space. Ample room is available for your dining area, making it perfect for family meals and entertaining guests. The office, like the kitchen, has been thoughtfully upgraded with additional 4" rockwall insulation on top of the original walls, enhancing energy efficiency. Custom-built cabinetry has been installed, offering ample storage and organization options. The entire home is wired with six CAT cables, ensuring seamless connectivity throughout. The main floor also features two good-sized bedrooms, with a 4-piece bathroom conveniently located at the end of the hallway with a laundry shoot. The entire main floor, including the ceiling, has been repainted in 2024, giving it a fresh touch. The basement, though partially finished, holds great potential. The subfloor has already been installed, providing floor warmth and a solid base for future development. Drywalled and electrical already finished. A 2-piece bathroom and laundry room are already in place, and there is room to convert the storage room into an additional bedroom if desired. Outside, you'll enjoy the privacy by having no neighbours

behind you. Access to nearby trails allows for outdoor adventures right at your doorstep. Featuring a 14'x24' detached, drywalled & insulated garage. A 16'x12' shed with power provides additional storage options. Newer spruce trees have been planted, creating a natural barrier between you and your neighbours. The extra-long driveway can accommodate a motorhome or provide ample space for extra parking. Everything is negotiable within the home!! Such as the inclusion of yard equipment, furniture, and a variety of kitchen accessories. Make it your own and enjoy what it offers!