



22720, 22718 8 Avenue  
Hillcrest, Alberta

MLS # A2307749



**\$359,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	C-1
<b>Foundation:</b>	Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Well-kept 2-bedroom, 2-bath home in historic Hillcrest Mines. The main level offers an efficient layout, while the partially finished basement features generous open areas—ideal for a future family room, office, or added storage. Two full bathrooms provide everyday convenience for residents and guests. Located in a mountain community close to amenities, trails, and year-round recreation. A versatile property with plenty of potential to personalize. The commercial building is a huge bonus and offers a great opportunity for investors, or those who want a storefront business in their backyard!