



GRASSROOTS
REALTY GROUP

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22830 6 Avenue
Hillcrest, Alberta

MLS # A2321012



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	637 sq.ft.	Age:	1917 (109 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Views		

Heating:	Gravity, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Existing window coverings, Shed

Cute and cozy! Tucked away in a quiet area of Hillcrest, this charming home offers an affordable opportunity to enjoy the mountain lifestyle that makes the Crowsnest Pass so special. Step outside and enjoy easy access to Drum Creek, stunning views of Turtle Mountain, and the peace and privacy of a well-established neighbourhood. Situated on a generous 7,200 sq. ft. lot, there's plenty of room for future plans—whether that's building the dream garage or shop, creating a large garden, or simply enjoying the extra outdoor space. Inside, the home offers additional living area with approximately 200 sq. ft. of upper-floor space not included in the RMS measurement, providing 2 of the 3 bedrooms for this home. Downstairs, a 12' x 10' family room offers some potential. With a little updating, it could become the perfect man cave, TV room, games room, or cozy retreat. Whether you're looking for a first home, weekend getaway, investment property, or a place to downsize and enjoy mountain living, this property is well worth a look. The seller is also offering some furnishings, ask your REALTOR® for a list.