



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22813 8 Avenue
Hillcrest, Alberta

MLS # A2341859



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,321 sq.ft.	Age:	1917 (109 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All window coverings, stove, fridge, dishwasher, washer and dryer, all closet organizers, AC window unit, two freezers, one downstairs one upstairs, large armoire in living room, 2 sheds

Enjoy comfortable one-level living in this spacious 1,320 sq. ft. bungalow, tucked away on a quiet dead-end street in Hillcrest. With 4 bedrooms and 2 bathrooms, there's plenty of room for family, guests, or a home office, all on one convenient level. The unfinished basement also allows for ample storage. The home saw many significant updates in 2009, including an addition at the back of the house, kitchen and bathrooms, electrical, plumbing, heating, siding, soffit and fascia, metal roof, and 2 decks. Outside, the large 7,200 sq. ft. fenced lot offers plenty of room to enjoy the outdoors, with both south- and north-facing decks providing a choice of sun or shade throughout the day, and a couple of decent sized sheds to store more gear. There's also ample parking out front, including room for an RV. The location is a real highlight—, with parks close by, and set in a quiet Hillcrest neighbourhood close to Drum Creek, the Adanac road is also not far away making endless backcountry adventures your reality, The property also has a great view of Turtle Mountain, which is a highlight in Hillcrest. This is a comfortable, well-located home with plenty of space inside and out to enjoy everything the Crowsnest Pass has to offer.