# \$194,900 - 107 Assiniboine Drive, Swan Hills

MLS® #A2156535

## \$194,900

4 Bedroom, 2.00 Bathroom, 2,000 sqft Residential on 0.17 Acres

NONE, Swan Hills, Alberta

Check out this well-maintained full duplex on top of the hill near the hospital! This is the perfect home for investors or those looking to live in one side and rent out the other. The main floor of each side has a living room with a wood-burning fireplace, kitchen, dining area, two large bedrooms, and a 4pc bathroom. Downstairs you will find a large family room area that walks out to the fully fenced backyard, and a combined laundry and mechanical room. With the attached garages, front parking stalls, and the back alley this property offers lots of parking. Don't miss out on this great opportunity!



#### **Essential Information**

MLS® # A2156535 Price \$194,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,000

Acres 0.17

Year Built 1991

Type Residential

Sub-Type Duplex

Style Bi-Level, Side by Side

Status Active







# **Community Information**

Address 107 Assiniboine Drive

Subdivision NONE

City Swan Hills

County Big Lakes County

Province Alberta
Postal Code T0G 2C0

#### **Amenities**

Parking Spaces 6

Parking Off Street, Parking Pad, Single Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Quartz Counters, Separate Entrance

Appliances Dishwasher, Garage Control(s), Oven, Refrigerator, Range Hood,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Few Trees, Irregular Lot, Lawn, Landscaped, Native Plants,

Rectangular Lot, See Remarks, Secluded, Sloped, Street Lighting

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 8th, 2024

Days on Market 449

Zoning RT-Residential Two Family

### **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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