# \$500,000 - 5044 & 5052 North Avenue, Swan Hills

MLS® #E4447649

#### \$500.000

3 Bedroom, 2.00 Bathroom, 2,519 sqft Single Family on 0.00 Acres

Swan Hills, Swan Hills, AB

Excellent property worth considering. Located in the town of Swan Hills. 2.24 acres with excellent features. Quick and easy access to the property with large paved personal yard site. Plus very attractive landscaping surrounding the house and yard. Excellent buildings include (2100 sq. ft. home with a 400 sq. ft. addition and a large front deck creates a very likable and accommodating home.) (A superb shop and / or garage that is 50 ft. deep and 60 ft. wide. Providing 3 of 14 ft. W and 16 ft. H O/H doors. All heated and plumbed for main level office w/ 2nd storey exercise room.) Plus another superb 36 ft. x 84 ft. pipe frame w/metal exterior yard building that will accommodate almost everything you have or require.) This is an Excellent Property that has been very well cared for. The senior owners have created and developed an excellent property and are now looking forward to retirement and senior accommodations.

Built in 2013

#### **Essential Information**

MLS® # E4447649 Price \$500,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2







Square Footage 2,519
Acres 0.00
Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 5044 & 5052 North Avenue

Area Swan Hills
Subdivision Swan Hills
City Swan Hills
County ALBERTA

Province AB

Postal Code T0G 2C0

#### **Amenities**

Amenities Air Conditioner, Deck, Front Porch, Parking-Visitor, R.V. Storage, See

Remarks

Parking Heated, Insulated, RV Parking, Shop, Triple Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Modular, Vinyl

Exterior Features Corner Lot, Level Land, See Remarks

Roof Asphalt Shingles

Construction Modular, Vinyl

Foundation Piling

#### **School Information**

Elementary yes

Middle yes High yes

### **Additional Information**

Date Listed July 14th, 2025

Days on Market 107

Zoning Zone 70

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