

## \$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 crated 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 | 6               |
| Zoning         | Zone 70         |

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Listing information last updated on July 20th, 2025 at 3:32am MDT