

# \$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!

Built in 1991

## 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	Single Garage Attached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Quartz Counters, Separate Entrance
Appliances	Dishwasher, Refrigerator, Garage Control(s), Oven, Range Hood, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished

### **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	252
Zoning	RT-Residential Two Family

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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