

# \$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        | 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 | 451                       |
| Zoning         | RT-Residential Two Family |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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