

# \$510,000 - 22901 10 Avenue, Hillcrest

MLS® #A2267663

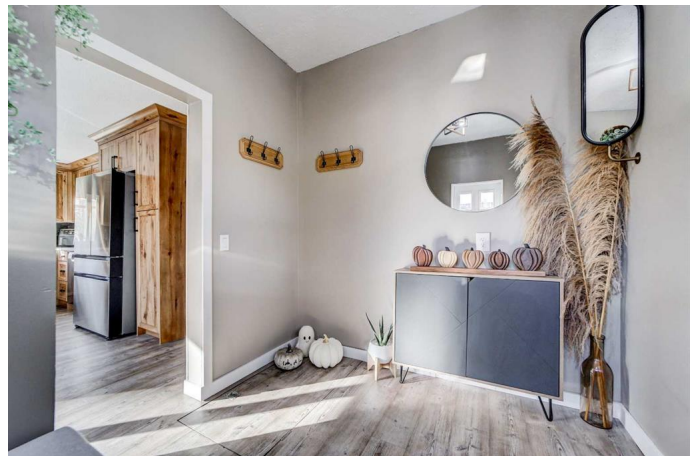
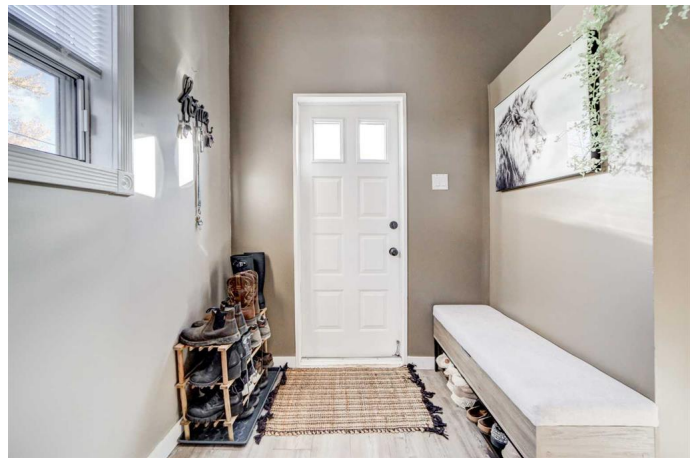
**\$510,000**

3 Bedroom, 1.00 Bathroom, 1,493 sqft

Residential on 0.17 Acres

NONE, Hillcrest, Alberta

Welcome to 22901 10 Ave in Hillcrest, a beautifully refreshed mountain home that delivers thoughtful design, quality finishes, and an exceptional lifestyle in the Crowsnest Pass. The spacious foyer sets the stage and leads into a stunning kitchen that feels custom from top to bottom. Knotty hickory cabinetry, sleek black gloss tile, a farmhouse sink, new appliances, and carefully chosen black accents create a look that is warm, earthy, and refined. Every detail was considered to elevate both style and function. French doors from the kitchen open to the rear deck where you can unwind, entertain, and soak up the surrounding mountain setting. The living room offers an inviting, modern feel with an electric fireplace framed by a tiled feature bump out and paired with live edge shelving. The bathroom includes a double vanity with stacked laundry for everyday convenience. A clever built-in desk rests beneath the staircase, creating a useful workspace without interrupting the flow of the home. Upstairs, the spacious primary retreat offers a quiet place to land at the end of the day. Outside, the double lot provides room to enjoy the outdoors with plenty of possibilities for gardens, firepit evenings, or relaxing in the fresh mountain air. A 23 by 23 garage adds secure storage and flexibility for gear or hobbies. Drum Creek and a nearby park sit just steps away, bringing nature and recreation right to your doorstep. This is a beautifully updated property in a peaceful mountain setting with a curated feel



and a layout that simply works. A home that is ready to welcome its next chapter. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more.

Built in 1920

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267663          |
| Price          | \$510,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,493             |
| Acres          | 0.17              |
| Year Built     | 1920              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22901 10 Avenue |
| Subdivision | NONE            |
| City        | Hillcrest       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0L1C0          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 6                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Vinyl Windows |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener |
| Heating         | Forced Air                                                                                                       |
| Cooling         | None                                                                                                             |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Electric                                                                                                         |
| Has Basement    | Yes                                                                                                              |
| Basement        | Partial                                                                                                          |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Front Yard, Level |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete, Combination                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R1                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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