

# \$515,000 - 22709 10 Avenue, Hillcrest

MLS® #A2202546

**\$515,000**

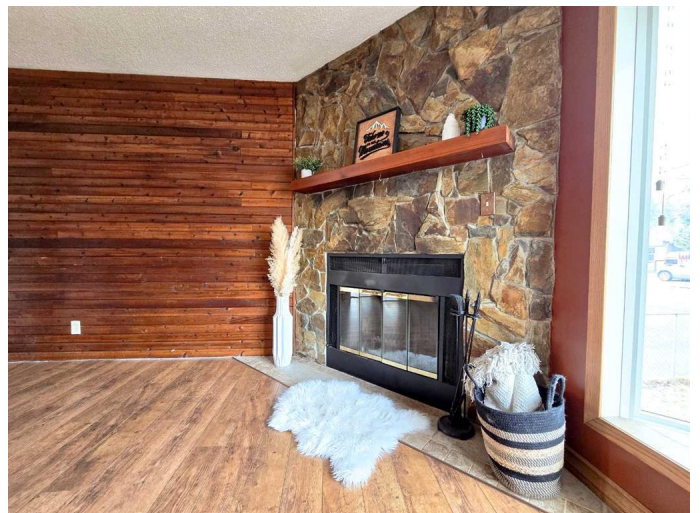
4 Bedroom, 2.00 Bathroom, 1,213 sqft  
Residential on 0.17 Acres

NONE, Hillcrest, Alberta

This 1,213 sq. ft. bungalow in Hillcrest offers a combination of space, comfort, and mountain charm. Positioned to capture stunning views of Turtle Mountain, this home blends classic character with warm 80s sophistication. Inside, the kitchen and dining area provide plenty of room for gatherings, featuring a moveable island that tucks away seamlessly. Garden doors open to a covered deck with a private hot tub, perfect for unwinding after a day in the mountains. The living room is anchored by a wood-burning fireplace, creating a warm and inviting atmosphere. The developed lower level is designed for both function and entertainment, complete with a spacious family room, dry bar, cold storage, and a secure storage room for firearms and valuables. Outside, the landscaped and fully fenced yard includes underground sprinklers, a garden shed, and an oversized heated double garage.

Tucked away on a quiet street with easy access to trails and local amenities, this home delivers the space, privacy, and mountain lifestyle you've been looking for. 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.

Schedule a viewing with your favorite realtor and explore the potential to curate surroundings that reflect your lifestyle.



Built in 1980

### Essential Information

MLS® #	A2202546
Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,213
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	22709 10 Avenue
Subdivision	NONE
City	Hillcrest
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K1C0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage, Vinyl Windows, Dry Bar
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, See Remarks, Stone

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage, Barbecue
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	19
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty of Canada
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