

# \$199,200 - 32 Hollinger Drive, Swan Hills

MLS® #A2205216

**\$199,200**

3 Bedroom, 3.00 Bathroom, 1,649 sqft  
Residential on 0.19 Acres

NONE, Swan Hills, Alberta

Welcome to this massive 1,649 sq ft bungalow, situated on Hollinger Drive. This charming home offers both space and functionality, featuring a spacious front 20'x20' attached garage, along with convenient back alley access for additional parking.

As you step inside, you'll immediately notice the numerous upgrades that enhance the home's appeal. The hardwood floors installed in 2003, lead you through the inviting layout, while the shingles were replaced in 2020 for peace of mind. The kitchen boasts modern appliances, most of which are just 8 years old, with a brand new microwave hood fan added in December 2024.

The primary bedroom is a true retreat, featuring wide French doors that open into an 14'x16' space, complete with a window seat, walk-in closet and a 3-piece ensuite. For added convenience, this 3 piece ensuite comes with an air jet tub.

The home also features a walkthrough laundry room that connects directly to the attached garage, making chores a breeze. Cozy up next to the wood-burning fireplace in the main living area, or retreat to the basement where another wood-burning stove awaits, perfect for cozy evenings spent watching the game. The basement also includes a pool table that stays with the home, along with a corner bar, making



it an ideal space for entertainment.

With multiple storage rooms and a cold room, this well-maintained property has everything you need. The high-efficiency furnace, installed around 2018. This meticulously cared-for bungalow is ready for its new owners!

Built in 1988

### **Essential Information**

MLS® #	A2205216
Price	\$199,200
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,649
Acres	0.19
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	32 Hollinger Drive
Subdivision	NONE
City	Swan Hills
County	Big Lakes County
Province	Alberta
Postal Code	T0G 2C0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters, Storage, Lighting
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	5
Zoning	RS

## Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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