

107 Assiniboine Drive
Swan Hills, Alberta

MLS # A2156535

\$194,900



Division:	NONE	Water:	-
Type:	Residential/Duplex	Sewer:	-
Style:	Attached-Side by Side, Bi-Level	Condo Fee:	-
Size:	2,000 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached	LLD:	-
Lot Size:	0.17 Acre	Zoning:	RT-Residential Two Family
Lot Feat:	Back Yard, Few Trees, Irregular Lot, Landscaped, Lawn, Native Plants, Recta	Utilities:	-
Heating:	Forced Air		
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Stucco		
Foundation:	Poured Concrete		
Features:	Ceiling Fan(s), Quartz Counters, Separate Entrance		
Inclusions:	None		

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!