

**5412 Fir Crescent
Swan Hills, Alberta**

MLS # A2195407

\$199,900



| | | |
|------------------|---|-------------------------------|
| Division: | NONE | |
| Type: | Residential/House | |
| Style: | Bungalow | |
| Size: | 1,614 sq.ft. | Age: 1963 (63 yrs old) |
| Beds: | 3 | Baths: 3 |
| Garage: | Heated Garage, Single Garage Attached, Triple Garage Detached | |
| Lot Size: | 0.41 Acre | |
| Lot Feat: | Back Yard, Cul-De-Sac | |

| | | | |
|--------------------|-------------------------|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |
| Inclusions: | N/A | | |

Spacious and Versatile Home with Exceptional Features. Don't overlook this incredible opportunity! With over 1,600 square feet of living space on the main floor and a fully finished basement, this home offers ample room for comfortable living. Boasting four bedrooms and three full bathrooms, this property is designed for both relaxation and functionality. The inviting living spaces include a large country kitchen, dining area, living room, and a cozy family room complete with a wood fireplace. Enjoy the extensive deck overlooking a generous 17,655 square foot lot, providing plenty of space for outdoor activities and entertainment. The home is also equipped with a single attached garage and is nestled in a quiet cul-de-sac, offering a peaceful setting. But that's not all! A standout feature of this property is the impressive triple-car 30x50 garage/shop, which includes office space, in-floor heating, three overhead 12 foot power doors, a man door, abundant shelving, and three-phase power. The high ceilings complete this exceptional space, making it ideal for various uses. Additionally, the roof has been updated with new shingles on the house in 2022, further enhancing the home's value and appeal. This home truly has everything you need and more. Don't miss out!