

# \$249,000 - 34 Hollinger Drive, Swan Hills

MLS® #A2264057

**\$249,000**

3 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.29 Acres

NONE, Swan Hills, Alberta

Welcome to 34 Hollinger Drive, double lot offering beautiful southern views. This property features a beautifully manicured yard with a fire pit area and perennial gardens, plus ample parking thanks to back alley access and a 14' x 24' detached garage. Inside, you'll find a well-kept main floor with taller living room ceilings, a kitchen featuring an island with extra cabinetry and a suite of sleek, all-black stainless steel appliances (new in 2020), and a convenient patio door access. The home offers three main floor bedrooms, including a primary with a half-bath ensuite, while the fully developed basement provides a cozy family area with a wood-burning stove, a four-piece bathroom, and a flexible bonus room. Enjoy peace of mind with major upgrades already completed, including new triple-pane main floor windows (2022), freshly painted HardiePlank siding (2019), and 35-year shingles (2013), all maintained with exceptional care.

Built in 1988

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2264057  |
| Price      | \$249,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,288       |
| Acres          | 0.29        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 34 Hollinger Drive |
| Subdivision | NONE               |
| City        | Swan Hills         |
| County      | Big Lakes County   |
| Province    | Alberta            |
| Postal Code | T0G 2C0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Window Coverings   |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Wood Burning                                                              |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters, Storage       |
| Lot Description   | Back Yard, Few Trees, Landscaped, Lawn, Yard Lights |
| Roof              | Asphalt Shingle                                     |
| Construction      | Mixed                                               |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  October 14th, 2025

Days on Market              22

Zoning                        RS- Residential Single Fa

### **Listing Details**

Listing Office                ROYAL LEPAGE MODERN REALTY

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