

# \$375,000 - 22602 9 Avenue, Hillcrest

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MLS® #A2239367

## \$375,000

3 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 0.15 Acres

NONE, Hillcrest, Alberta

Look no further. Welcome to the quiet town of Hillcrest in the Crowsnest Pass. This home is on a corner lot, within walking distance (walking path across street) to Crowsnest River for world class fishing. This home has all that you need, three bedrooms two baths, open plan livingroom and kitchen, great for entertaining. Main floor laundry, spacious primary bedroom with lux ensuite. Freshly painted interior and new flooring throughout. Full size lot with a 24' X 26' heated double garage, in addition to off street parking in driveway. A short drive takes you to all of our outdoor activities and shopping. If you enjoy golfing you will love our golf course, pool, many walking, hiking paths. and all winter activities. This property is a must to view.



Built in 1995

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239367    |
| Price          | \$375,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,203       |
| Acres          | 0.15        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 22602 9 Avenue |
| Subdivision | NONE           |
| City        | Hillcrest      |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K 1C0        |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 6                                            |
| Parking        | Double Garage Detached, Driveway, Off Street |
| # of Garages   | 2                                            |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Open Floorplan, Storage, Vaulted Ceiling(s) |
| Appliances        | Dryer, Washer                               |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| Basement          | None                                        |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Level, Views |
| Roof              | Asphalt                                        |
| Construction      | Mixed                                          |
| Foundation        | None                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 31              |
| Zoning         | Res.            |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass |
|----------------|---------------------------------------------|

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