

# \$275,000 - 220 Alberta Avenue, Swalwell

MLS® #A2246408

## \$275,000

4 Bedroom, 2.00 Bathroom, 1,231 sqft

Residential on 0.17 Acres

NONE, Swalwell, Alberta

This well-maintained bungalow is located in the quiet Hamlet of Swalwell. Step into the spacious and bright entrance/mudroom, featuring a cozy woodstove and ample room for all your gear, perfect for rural living. The main floor is warm and inviting, with a country-style kitchen (currently receiving a stylish upgrade with new vinyl plank flooring), newer appliances, a generous living area, renovated bathroom, three bedrooms and has updated fixtures throughout.

The finished basement offers a rustic charm with exposed ceilings and barn doors, creating a cozy and functional living space. It includes a large bedroom, 3-piece bathroom, family room, recreation area, laundry room, and plenty of extra storage.

Enjoy outdoor living with both front and back decks. The backyard is fully fenced with lots of space for kids and pets to play with a playhouse and sandbox and has garden areas with blueberries, raspberries, saskatoons and strawberries as well as an apple tree!

Additional highlights include large producing garden in the front, a newer hot water tank (1 year old), roof replaced 6 years ago, plenty of parking space, RV parking, and room to build a single garage. This charming home is ready for you to move in and enjoy!



Built in 1948

## Essential Information

MLS® #	A2246408
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	0.17
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	220 Alberta Avenue
Subdivision	NONE
City	Swalwell
County	Kneehill County
Province	Alberta
Postal Code	T0M1Y0

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped

Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 5th, 2025
Days on Market	1
Zoning	HR

**Listing Details**

Listing Office	eXp Realty
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