

# \$974,000 - 1709 East Hillcrest Drive, Hillcrest

MLS® #A2203405

**\$974,000**

4 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 5.29 Acres

NONE, Hillcrest, Alberta

This stunning 4-bedroom, 3-bathroom home sits on 5.29 acres, offering the perfect blend of comfort and convenience. With 1388 sq. feet of main floor living space, including a full finished walk out basement, this home is ideal for growing families, rental income or those seeking extra room. The basement is fully equipped to be easily suited, with a separate entry, plumbing, and 220-volt electrical for a kitchen. The property also boasts a triple detached heated garage, underground sprinklers, air conditioning, and a newer kitchen with modern finishes. Additional highlights include main floor laundry, both a front and back deck to enjoy outdoor living, a seasonal pond, and paved driveway! This home is a must-see!

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203405    |
| Price          | \$974,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,388       |
| Acres          | 5.29        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |                                  |
|--------|----------------------------------|
| Style  | 2 Storey, Acreage with Residence |
| Status | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1709 East Hillcrest Drive |
| Subdivision | NONE                      |
| City        | Hillcrest                 |
| County      | Crowsnest Pass            |
| Province    | Alberta                   |
| Postal Code | T0C1C0                    |

### Amenities

|              |                                       |
|--------------|---------------------------------------|
| Parking      | Heated Garage, Triple Garage Detached |
| # of Garages | 3                                     |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Ceiling Fan(s), Central Vacuum, Jetted Tub                        |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Oven, Satellite TV Dish |
| Heating           | Fireplace(s), Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                        |
| Fireplaces        | Electric, Gas                                                                                                                            |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Fire Pit                                       |
| Lot Description   | Front Yard, Native Plants, Treed, Lawn, Paved, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stone, Stucco, Cedar                                                  |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 34               |
| Zoning         | GCR-1            |

**Listing Details**

Listing Office                    eXp Realty of Canada

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