

# \$215,000 - 5412 Fir Crescent, Swan Hills

MLS® #A2195407

**\$215,000**

3 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.41 Acres

NONE, Swan Hills, Alberta

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!

Built in 1963

**Essential Information**

MLS® #	A2195407
Price	\$215,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,614
Acres	0.41
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5412 Fir Crescent
Subdivision	NONE
City	Swan Hills
County	Big Lakes County
Province	Alberta
Postal Code	T0G 2C0

**Amenities**

Parking Spaces	6
Parking	Heated Garage, Single Garage Attached, Triple Garage Detached
# of Garages	3

**Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	133
Zoning	R1

## Listing Details

Listing Office	EXIT REALTY RESULTS
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