

# \$650,000 - 22613 8 Avenue, Hillcrest

MLS® #A2244391

## \$650,000

6 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.17 Acres

NONE, Hillcrest, Alberta

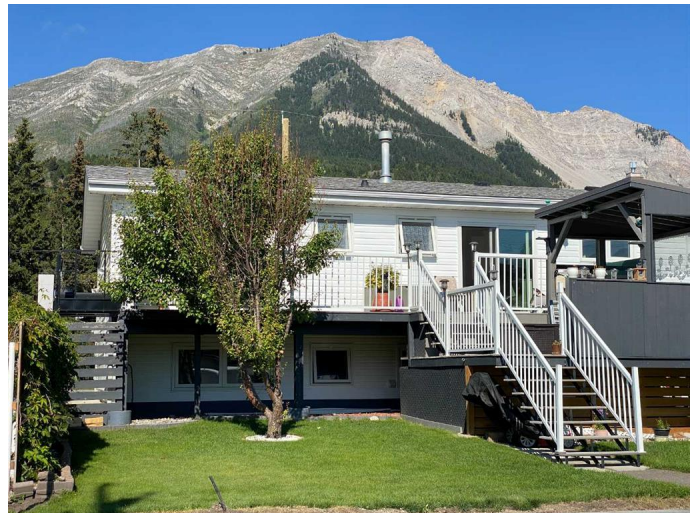
Exceptional home! Immaculate inside and outside! Features a beautifully landscaped yard with a brand new garage under construction. Added bonuses inside - 6 spacious bedrooms, a gas fireplace upstairs, a wood burning stove downstairs, new patio doors just installed in the bright kitchen that leads to an awesome deck overlooking the back yard, Great view of Turtle Mountain! Separate basement entrance to the back yard.

Lots of parking both in the front (large driveway) plus extra parking next to the double garage in the back. Seller is leaving the hydraulic lift that accesses the main floor deck from the ground level. Many upgrades make this home totally ready to move in! Must see!

Built in 1977

## Essential Information

MLS® #	A2244391
Price	\$650,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.17
Year Built	1977
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	22613 8 Avenue
Subdivision	NONE
City	Hillcrest
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K1C0

### Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Parking Pad
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Views
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
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Days on Market 12

Zoning R1

## Listing Details

Listing Office SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH

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