

\$249,000 - 34 Hollinger Drive, Swan Hills

MLS® #A2264057

\$249,000

3 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.29 Acres

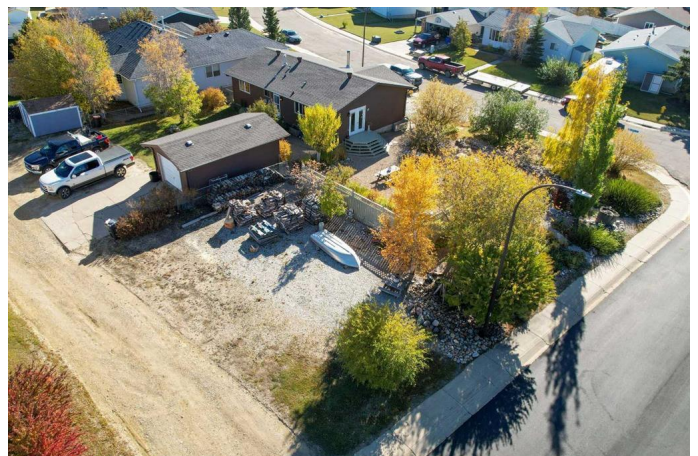
NONE, Swan Hills, Alberta

Welcome to 34 Hollinger Drive, double lot offering beautiful southern views. This property features a beautifully manicured yard with a fire pit area and perennial gardens, plus ample parking thanks to back alley access and a 14' x 24' detached garage. Inside, you'll find a well-kept main floor with taller living room ceilings, a kitchen featuring an island with extra cabinetry and a suite of sleek, all-black stainless steel appliances (new in 2020), and a convenient patio door access. The home offers three main floor bedrooms, including a primary with a half-bath ensuite, while the fully developed basement provides a cozy family area with a wood-burning stove, a four-piece bathroom, and a flexible bonus room. Enjoy peace of mind with major upgrades already completed, including new triple-pane main floor windows (2022), freshly painted HardiePlank siding (2019), and 35-year shingles (2013), all maintained with exceptional care.

Built in 1988

Essential Information

MLS® #	A2264057
Price	\$249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,288
Acres	0.29
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	34 Hollinger Drive
Subdivision	NONE
City	Swan Hills
County	Big Lakes County
Province	Alberta
Postal Code	T0G 2C0

Amenities

Parking Spaces	8
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed October 14th, 2025
Days on Market 24
Zoning RS- Residential Single Fa

Listing Details

Listing Office ROYAL LEPAGE MODERN REALTY

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