

## \$180,000 - 249 2nd Av, Hilliard

MLS® #E4428179

**\$180,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Single Family on 0.00 Acres

Hilliard, Hilliard, AB

Welcome to the peaceful community of Hilliard, Alberta just 10 minutes from Mundare and 40 minutes from Fort Saskatchewan! This charming 2003-built home offers 2 bedrooms, 1 bathroom, and a cozy atmosphere. Enjoy the warmth of in-floor heating with a new hot water on-demand system, a forced air furnace, and a wood-burning stove for those chilly nights. The fenced yard is perfect for pets or outdoor enjoyment, while the double garage provides ample storage. Green thumbs will love the large vegetable garden ideal for homesteading. Don't miss this opportunity for quiet rural living with easy access to nearby amenities!

Built in 2003

### Essential Information

MLS® #	E4428179
Price	\$180,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	739
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	249 2nd Av
Area	Hilliard
Subdivision	Hilliard
City	Hilliard
County	ALBERTA
Province	AB
Postal Code	T0B 2B0

### Amenities

Amenities	Off Street Parking, On Street Parking, Vinyl Windows
Parking	Double Garage Detached, Single Garage Attached

### Interior

Appliances	Dryer, Freezer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, See Remarks, Wood

### Additional Information

Date Listed	March 27th, 2025
Days on Market	38
Zoning	Zone 60

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