

# \$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 7  
Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 4:17pm MDT