

# \$159,000 - 22801 4 Avenue, Hillcrest

MLS® #A2201784

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.17 Acres

NONE, Hillcrest, Alberta

Welcome to the quiet community of Hillcrest Mines, Crowsnest Pass. Situated at the west end of town, tucked nicely below Turtle Mountain, is this 60'X120' vacant corner lot with a natural slope, perfect for a home with a walk out basement. There is a great building site allowing for privacy and expansive views of the valley and town. Services are at the property boundary. No timeline to build. The seller has construction plans for a Carriage House and a geotechnical report has been completed and the seller is willing to share both and include. This could be the building lot you have been searching for.

## Essential Information

MLS® #	A2201784
Price	\$159,000
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	22801 4 Avenue
Subdivision	NONE
City	Hillcrest
County	Crowsnest Pass
Province	Alberta



Postal Code           T0K 1C0

## **Exterior**

Lot Description       Corner Lot, Private, Street Lighting, Views, Sloped Up

## **Additional Information**

Date Listed           March 10th, 2025

Days on Market       58

Zoning                R-1

## **Listing Details**

Listing Office         RE/MAX REAL ESTATE - LETHBRIDGE

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