



GRASSROOTS
REALTY GROUP

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328B BOUTIN Avenue
Hinton, Alberta

MLS # A2260013



\$429,900

Division:	Hardisty		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan		

Inclusions:	N/A
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This brand new middle unit triplex, built in 2025, features modern two-storey design with an attached heated garage. It boasts a fenced, landscaped backyard, with a deck, providing added privacy and outdoor space. Inside, you'll find durable vinyl plank flooring throughout the main, open concept with bright white cabinetry that's beautifully contrasted by a rich dark island with an eating bar. Stainless steel appliances, and a 2 piece bathroom finish off the main floor. Upstairs, the large primary bedroom offers a walk in closet and a sitting area, along with a 4 piece ensuite. There are also 2 additional bedrooms, another full bathroom, and an upstairs laundry for added convenience. Also comes complete with a concrete driveway, 10 year new home warranty, and quick possession! A chance to own your own land with no condo fees!