



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**532 Boutin Avenue
Hinton, Alberta**

MLS # A2297819



\$449,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bi-Level		
Size:	943 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to 532 Boutin Ave! This beautiful home is move-in ready home clearly shows pride of ownership as you walk through the front door. Upstairs you will find a cozy living room with a large front window that allows sunlight to flood the room. Next door to the living room is a functional kitchen recently outfitted with new countertops; most appliances are only a couple of years old. Finishing the upstairs are 3 good-sized bedrooms and a recently renovated main bathroom. Moving to the basement you will find an additional bedroom, a designated office/den, and a spacious family room. Also downstairs is a laundry/bathroom that has also been recently refreshed. Outside, this home features a large fully fenced backyard with a deck for grilling and a massive 20X25 heated garage. This home is only a few short steps from Mary Reimer Park.