



GRASSROOTS
REALTY GROUP

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**114 Willow Drive
Hinton, Alberta**

MLS # A2308299



\$384,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: n/a

114 Willow offers the classic executive mill home quality with the modern updated finishings you come to expect in a home. This exceptionally large 1197sq ft mill house is situated on a massive 10,000 sq ft lot. within walking distance to schools and playgrounds and shopping areas. The house itself has been looked through from top to bottom featuring impeccably well finished and polished original hardwood flooring. All new trim and paint throughout the entire house and newer flooring in the kitchen, rear landing and basement. most Electrical outlets, switches and lighting are new. Additionally the shingles are only 3 years old. HW tank was installed in 2018 and the furnace as been recently serviced with new parts ensuring a worry free and cozy winters. There is no doubt this house will make an ideal family home for many years to come.