



GRASSROOTS
REALTY GROUP

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102 NICKERSON Avenue
Hinton, Alberta

MLS # A2311285



\$249,900

Division:	Hardisty		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MHS
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: STORAGE SHED, freezer, loveseat in living room, 2 metal storage racks

Enjoy Mountain Views from the decks of this spacious 1,216 Sq. Ft. home situated on an owned lot. The open concept layout offers a bright and inviting living room with plenty of natural light, a functional kitchen and dining room with updated countertops, and a well designed floorplan with the primary bedroom featuring a 3 piece ensuite on one end and two additional bedrooms plus a 4 piece bathroom on the other. Outside, the private fenced front yard includes two decks and a cozy privacy patio - perfect for relaxing and entertaining. Numerous updates have already been completed, including major plumbing upgrade to all PEX piping, flooring, ceiling fans, sewer line, heat tape, furnace, and hot water tank. There is a triple driveway, and enough parking for a camper as well as a storage shed for extra convenience.