



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

150 Sutherland Avenue
Hinton, Alberta

MLS # A2316142



\$345,000

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,054 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: none

This half duplex has just been renovated on the main level with new flooring and a brand new kitchen. The two story layout is functional and well designed, with the living space on the main floor and 3 bedrooms on the upper level that share a 4-piece bathroom. The basement offers an additional bedroom, family room, and laundry area, providing plenty of extra living space. Located in a great area close to an elementary school and the Beaver Boardwalk, this property would make a fantastic starter home or investment opportunity.