

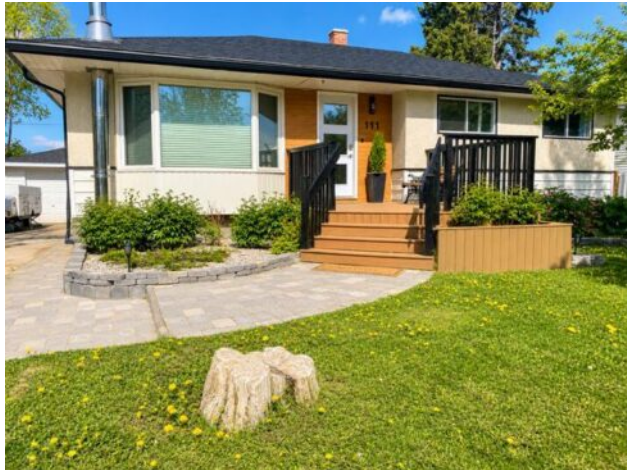


GRASSROOTS
REALTY GROUP

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111 WILLOW Drive
Hinton, Alberta

MLS # A2316653



\$429,000

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: BLINDS

Welcome to 111 Willow Drive, a beautifully updated bungalow offering 4 bedrooms, 2 fully renovated bathrooms, and extensive upgrades throughout. This move-in-ready home combines stylish modern finishes with practical family living in one of Hinton's established neighbourhoods. The heart of the home is the stunning kitchen, featuring updated cabinetry, newer appliances, a spacious walk-in pantry, breakfast bar seating, and an abundance of workspace. The kitchen flows seamlessly into the dining and living areas, creating a bright, open-concept layout that's perfect for everyday family life and entertaining guests. All bedrooms feature custom built-in storage solutions, while the spacious primary bedroom includes a walk-in closet. The fully developed basement offers a large family room with plenty of space for movie nights, games, or relaxing with family and friends. An additional office provides excellent flexibility and could easily be converted into a fifth bedroom if desired. This home has benefited from extensive upgrades over the years, including two renovated bathrooms, newer shingles, updated windows, newer kitchen appliances, extensive plumbing improvements, a backflow prevention valve, fresh paint, and numerous interior and exterior updates that make this property truly move-in ready. Outside, you'll find a large fenced yard complete with a play centre, a spacious front porch perfect for relaxing, and a large rear deck ideal for outdoor entertaining. The covered mudroom entry at the back of the home provides a practical transition space for busy families and leads directly into the house. A detached 24' x 18' garage offers excellent parking, workshop, and storage options. Thoughtfully updated, meticulously maintained, and offering exceptional space both inside and out, this home is ready for its next owners.

to simply move in and enjoy.