



**GRASSROOTS**  
REALTY GROUP

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**114 Bliss Avenue**  
**Hinton, Alberta**

**MLS # A2317889**



**\$350,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	979 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-S2

**Utilities:** -

**Inclusions:** n/a

Welcome to this well-maintained 4-bedroom, 1-bathroom home nestled in the desirable Valley District. Offering a functional layout and plenty of outdoor space, this property is perfect for first-time buyers, families, or anyone looking for a move-in-ready home with excellent value. Enjoy the convenience of a paved driveway leading to a large detached garage, providing ample room for vehicles, storage, or a workshop. The fully fenced yard offers privacy and space for children, pets, gardening, or outdoor entertaining. Inside, you'll find four comfortable bedrooms and several important mechanical upgrades, including an updated furnace and hot water tank, giving peace of mind for years to come. Located in a quiet, established neighbourhood close to amenities, schools, and recreational opportunities, this charming home combines comfort, practicality, and affordability in one attractive package.