



GRASSROOTS
REALTY GROUP

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101 Simpson Street
Hinton, Alberta

MLS # A2318043



\$383,000

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NONE

Whether you are purchasing your first home or seeking an investment property, this bungalow has an updated main floor AND A NEWLY RENOVATED BASEMENT. Enter into a large mudroom which includes the laundry facilities; conveniently located on the main floor. There are 2 bedrooms upstairs as well as the living room, dining room, kitchen and 4- piece bathroom. The main floor features new vinyl plank flooring in the living areas and original hardwood flooring in the bedrooms. The entire upper level has been freshly painted within the past few months, and a newly installed patio door provides access to a spacious deck. The BRAND NEW FULLY FINISHED BASEMENT includes a large family room, 2 large bedrooms, and a 3-piece bathroom. All with NEW WINDOWS! Major updates include a roof replacement in 2016 and a hot water tank installed in 2021. Situated on a large corner lot, the property offers ample space to build a garage while still accommodating a garden or outdoor living area. Conveniently located close to schools, parks, and the shopping district, this home is well suited for families or investors alike.