



GRASSROOTS
REALTY GROUP

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**115 Poboktan Road
Hinton, Alberta**

MLS # A2318205



\$379,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Concrete Driveway, RV Access/Parking, RV Carport		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pie Shaped L		

Heating: Central, Fireplace(s), Forced Air

Floors: Carpet, Cork, Laminate, Tile

Roof: Asphalt

Basement: Full

Exterior: Stucco

Foundation: Block

Features: Ceiling Fan(s), Double Vanity

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-S2

Utilities: -

Inclusions: shed

Welcome to this 1220 sqft bungalow tucked away in a huge beautifully treed lot on a quiet street. Offering 4 bedrooms, 2 bathrooms, a den and an office space, this home provides plenty of room for families, hobbies, or working from home. The spacious yard offers privacy, mature trees, and room to enjoy the outdoors. Inside, you'll find a cozy wood-burning fireplace that adds warmth and character to the living space. The concrete driveway and oversized carport provide ample covered parking, including space for an RV. This is an excellent opportunity to move into a peaceful location with plenty of space, both inside & out!