



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

908 4 Avenue
Hines Creek, Alberta

MLS # A2318298



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,300 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Stall		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Landscaped, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Double Vanity, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Fully Developed Bi-Level on Double Lot in Hines Creek! This well played out 1,300 sq. ft. bi-level offers 4 bedrooms, 2 full bathrooms, and sits on two large fully fenced lots in the quiet hamlet of Hines Creek. The open kitchen and dining area are perfect for entertaining, complemented by two spacious family living rooms that provide plenty of room for everyone. Enjoy the convenience of main floor laundry and unwind in the corner jetted tub. The bedrooms are generously sized and both bathrooms are impressively spacious. Recent upgrades include a newer roof, updated hot water tank, and a new chain-link fence enclosing the entire property. Step outside to the huge covered deck, ideal for year-round BBQs or relaxing with family and friends. The second lot offers you the opportunity to build a shop or garage. A perfect blend of comfort, space, and small-town charm—this home is move-in ready and waiting for you!