



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

932 4 Avenue
Hines Creek, Alberta

MLS # A2319846



\$175,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	732 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Rectangular		

Heating:	Central, Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Cozy Corner in Hines Creek! Very well developed with a lengthy list of updates! Move-in ready and offers 3 bedrooms on the main level. The kitchen features beautifully refinished cabinets with a built-in microwave/rangehood combination and a dishwasher. The dining and living areas are spacious and bright. The Bathroom comes with a large tub and is thoughtfully designed to maximize space. Downstairs you will appreciate the cool family room, a laundry room with shelving for your canned goods, and a crawl space for clean heated storage. Host summer parties with ease on the large front deck that takes you straight into a very private large front yard outfitted with a firepit. The garage offers sheltered parking plus there are 2 parking pads for plenty of parking options. The garden is in place and the shed will keep your yard and garden tools protected. Updates include a new electric panel in 2013, new furnace and hot water tank in 2017, new windows in 2019, new shingles and soffits in 2019, New vinyl siding and eavestroughing in 2021, and new doors in 2022. All you need to do is call your Realtor for an appointment to view!