



103 Erith Drive
Hinton, Alberta

MLS # A2320532



\$351,000

Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,142 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Off Street, On Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

GREAT LOCATION! Quaint 3 bedroom 1,142 sq. ft. bungalow on the LOWER HILL across the street from ERITH PARK with a view of the Rocky Mountains to the west. Spacious Kitchen/Dining area renovated in 2012 complete with Fridge, Stove and built-in Dishwasher. Three bedrooms, 4 pc Bathroom and Laundry Room complete the MAIN LEVEL. Unfinished 560 Sq.Ft. basement ready for future development. Located within walking distance of area schools, restaurants and shopping areas including Green Square, Cheviot Mall and Parks West Mall. Private fenced backyard with a 14' x 16' wood patio, 12' x 22' detached garage and a garden area. Back alley access with double parking and room for an RV. QUICK POSSESSION AVAILABLE!