



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

219 8 Street  
Hines Creek, Alberta

MLS # A2320994



**\$149,900**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                      |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 3 Level Split                                                             |        |                   |
| Size:     | 1,000 sq.ft.                                                              | Age:   | 1972 (54 yrs old) |
| Beds:     | 4                                                                         | Baths: | 2                 |
| Garage:   | Attached Carport, Carport, Driveway, Front Drive, Off Street, Parking Pad |        |                   |
| Lot Size: | 0.14 Acre                                                                 |        |                   |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Level                |        |                   |

|             |                                                                                                                                             |            |   |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|---|
| Heating:    | Forced Air                                                                                                                                  | Water:     | - |
| Floors:     | Carpet, Laminate, Vinyl Plank                                                                                                               | Sewer:     | - |
| Roof:       | Asphalt Shingle                                                                                                                             | Condo Fee: | - |
| Basement:   | Full                                                                                                                                        | LLD:       | - |
| Exterior:   | Concrete, Vinyl Siding                                                                                                                      | Zoning:    | R |
| Foundation: | Block, Slab                                                                                                                                 | Utilities: | - |
| Features:   | Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |            |   |
| Inclusions: | Shed                                                                                                                                        |            |   |

Move-in ready with immediate possession available! This beautifully updated 3-level split offers 4 bedrooms, 2 bathrooms, and a functional layout that is perfect for families, first-time buyers, or anyone looking for a home that's ready to enjoy from day one. Step inside to a bright and welcoming main floor featuring a spacious south-facing living room filled with natural light. The open-concept design flows seamlessly into the dining area and kitchen, creating an ideal space for everyday living and entertaining. Over the years, the home has undergone extensive updates, providing modern comfort and peace of mind for its next owners. Upstairs, you'll find three comfortable bedrooms and a full bathroom, offering plenty of space for the whole family. The lower level features a fourth bedroom, a convenient 3-piece bathroom, and a large laundry room with ample storage space. Outside, the attached carport provides protection from the elements and keeps snow off your vehicle during the winter months. Situated on a large landscaped corner lot, the property offers plenty of yard space to enjoy, along with a storage shed for all your tools and outdoor equipment. With immediate possession available, numerous updates already completed, and a desirable corner lot location, this well-maintained home is ready for its next chapter. Don't miss your opportunity to make it yours!