



**118 DORIN Drive
Hinton, Alberta**

MLS # A2323537



\$394,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Separate Entrance		

Inclusions: n/a

Solid home in a beautiful established Valley neighborhood. Carefully maintained through the years and reflects the owners pride in doing things the right way. Tenants rights apply 24 HOUR NOTICE MANDATORY.. Separate entrances for main and lower floors , each floor having their own washer/dryer , washroom and kitchen/dining area. Basement is recently finished and has new windows .it is fully furnished . There is also a new hot water heater ,Separate garage with extended carport ensures vehicle protection from the elements. This is a perfect home for first time buyers or for investors and must be viewed to appreciate the quality. There are 2 fridges ,2 stoves , 2 dishwashers , 2 washers , 2 dryers and a new rear porch