



GRASSROOTS
REALTY GROUP

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107 Fraser Street
Hinton, Alberta

MLS # A2327590



\$349,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level		

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

Inclusions: Shed

This charming Valley District home offers plenty of space with 5 bedrooms and 2 bathrooms spread across the main floor and fully developed basement. Full of character, the home has been well cared for over the years and still features its original kitchen, which remains in excellent condition. Updated flooring has been added throughout much of the main level, while the bedrooms showcase the original hardwood floors, adding warmth and timeless appeal. Outside, you'll find an oversized backyard that's perfect for entertaining or relaxing, complete with a patio, fire pit, and plenty of room for kids, pets, or gardening. A convenient swing gate provides easy access for RV parking, and with no immediate rear neighbors, the yard backs onto a quiet parking area for added privacy. Conveniently located close to schools, parks, shopping, and all of the Valley District's amenities, this home is a great opportunity for families or anyone looking for space in an established neighborhood.