



GRASSROOTS
REALTY GROUP

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**101 Litke Cove
Hinton, Alberta**

MLS # A2327630



\$279,900

Division:	Hardisty		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,087 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	1
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Heated Ga		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S3
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed x2,

Looking for affordable living with the added bonus of a heated garage? This well-maintained home offers great value and has recently seen several important updates, including a hot water tank, new shingles and fencing. Originally built as a 3 bedroom, 1 bathroom home, a spacious addition provides the flexibility of a fourth bedroom, den, or second living room to suit your needs. The layout is unique, featuring a bright front living room that flows into the eat in kitchen, with a convenient laundry room and extra storage just off the kitchen. Down the hall you'll find the bedrooms, a large main bathroom complete with a soaker tub, and the versatile addition. A covered front porch provides a welcoming place to relax, while the corner lot offers plenty of outdoor space. The detached heated garage is a handyman's dream, complete with 240-volt power for welding or EV charging. With two separate driveways, there's ample parking for multiple vehicles, RVs, trailers, or recreational toys.