



GRASSROOTS
REALTY GROUP

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**A & B, 110 MASKUTA Drive
Hinton, Alberta**

MLS # A2331164



\$315,000

Division:	Hardisty		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,177 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac, Lawn, Level, Street Lighting		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-S2
Foundation:	Block	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: STORAGE SHED

Excellent investment opportunity! This up/down duplex offers separate entrances for each suite, making it an ideal revenue property or mortgage helper. The upper suite features hardwood flooring throughout, a front living room, dining room, and a large kitchen. 3 bedrooms, a bathroom, and both front and back entrances. The lower suite includes a comfortable living room, kitchen with eating area, 2 bedrooms, a bathroom, and its own private entrance. A shared laundry area with room and hook ups for 2 washers, and 2 dryers, and each suite has its own dedicated storage room within the home. Situated on a huge lot with a large driveway offering ample parking, this property provides plenty of outdoor space and excellent investment potential.