



GRASSROOTS
REALTY GROUP

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**115 Meadow Drive
Hinton, Alberta**

MLS # A2332560



\$317,000

Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	873 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Many Trees		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Other
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-S2
Utilities:	-

Inclusions: Raised planters and peg board in garage are included

A charming little starter home with an incredible double detached heated garage and tons of outdoor green space! Located on a quiet, lower-hill street with easy walks to restaurants, shops, and multiple parks, this cozy bungalow has lots of character and sits on a huge corner lot featuring mature trees, berry bushes, raised garden beds and plenty of parking. The bright and airy kitchen opens onto the deck and fully fenced backyard. Hardwood floors run through the living room and 2 bedrooms and the modern bathroom has tile. The massive garage is 30' deep and 24' wide with extensive storage options and room for all your hobbies and storage. Plus, there's a large rear driveway off the back alley and ample space for RV storage. New shingles and some new windows in recent years. Don't miss the chance to make this rare find your home.