



**GRASSROOTS**  
REALTY GROUP

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105 Poplar Place  
Hinton, Alberta

MLS # A2335333



**\$319,900**

|           |                             |        |                   |
|-----------|-----------------------------|--------|-------------------|
| Division: | Hardisty                    |        |                   |
| Type:     | Residential/House           |        |                   |
| Style:    | Bungalow                    |        |                   |
| Size:     | 1,104 sq.ft.                | Age:   | 1956 (70 yrs old) |
| Beds:     | 4                           | Baths: | 2                 |
| Garage:   | Carport                     |        |                   |
| Lot Size: | 0.15 Acre                   |        |                   |
| Lot Feat: | Back Yard, Front Yard, Lawn |        |                   |

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

**Inclusions:** shed, greenhouse

If you're looking for a home with solid bones, plenty of space, and an affordable price point, look no further than 105 Poplar Place, ideally located on a quiet cul-de-sac. This home offers 4 bedrooms and 2 full bathrooms across two levels. The main floor features three bedrooms and a convenient 4-piece bathroom, while the fully developed basement adds a fourth bedroom, a 3-piece bathroom, a wet bar, and an abundance of storage space around every corner. Outside, you'll find a large lot with a fully fenced yard, offering plenty of room to enjoy the outdoors. The attached carport provides a convenient place to keep your vehicle protected from the snow and elements throughout the winter months. With a great layout, generous living space, and plenty of potential, this home is ready for its next owner to bring their vision and make it their own. Come see the possibilities at 105 Poplar Place!