



GRASSROOTS
REALTY GROUP

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382 Skogg Avenue
Hinton, Alberta

MLS # A2335472



\$469,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/A

Backing onto green space with a large yard and an unbeatable park side location! This spacious 3 bedroom, 3 full bathroom home offers a fantastic combination of comfort, functionality, and flexibility. This home has plumbing installed for a separate laundry area on the main level. The home also features a bachelor suite with a separate entrance in the basement, providing excellent potential for additional living space or rental income. Outside, the large yard backs directly onto green space, creating a peaceful setting with added privacy and room to enjoy the outdoors. RV parking adds even more convenience for those needing extra space for recreational vehicles or toys. Located next to Mary Reimer Park, you'll have walking trails, soccer fields, and ball diamonds right nearby.