



GRASSROOTS
REALTY GROUP

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138 Wilson Avenue
Hinton, Alberta

MLS # A2345046



\$359,900

Division:	Hardisty		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,238 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Shed

If you're looking for a solid home in the Hinton East Hardisty neighbourhood, look no further! This well-kept duplex on Wilson Avenue offers 4 bedrooms and 3 bathrooms and is ideally located backing onto Mary Reimer Park. The main floor features a cozy living room with gas fireplace, an open dining area and kitchen overlooking the backyard, a convenient 2-piece powder room, main floor laundry, and access to the attached double garage. Upstairs you'll find three good-sized bedrooms, including the primary bedroom with a 4-piece ensuite and walk-in closet, along with the main 4-piece bathroom. The fully developed basement offers a fourth bedroom, large family room, spacious utility room, and plenty of storage. Outside, enjoy the two-tiered deck with natural gas BBQ hookup and a private backyard with no neighbours directly behind. With Mary Reimer Park right out the back, you're just steps from a playground, dog park, and sports fields, making this a great home for families and those who enjoy easy access to outdoor recreation.