



GRASSROOTS
REALTY GROUP

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**119 Erith Drive
Hinton, Alberta**

MLS # A2345354



\$299,900

Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: n/a

*Handyman special with huge potential. This 4 bed 2 bath home is ideally situated on the lower hill near parks schools and shopping district. The home is in good shape but with a little TLC, could be magnificent. There has been some work started. but remain unfinished! The kitchen has some newer cabinets and countertops the roof shingles are approx. 12 years old and many windows are vinyl. There is also a decent sized yard with a 30x13 garage with a new garage door with back alley access Come see the potential this home has to offer. Home Being sold AS-IS where is.