



GRASSROOTS
REALTY GROUP

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**104 Fraser Street
Hinton, Alberta**

MLS # A2348190



\$364,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Separate Entrance, Vinyl Windows		

Inclusions: NONE

A great little starter home or perfect for someone looking to downsize. This mill home offers great upgrades including to the windows, shingles, and furnace. Upstairs, the front entry is adjacent the large living room which is open to the spacious dining room and kitchen. The kitchen offers a breakfast bar, plenty of prep space, and a brand new fridge and stove. There are 2 bedrooms upstairs and a full bathroom. The lower level is partly developed and leaves room for your finishing touches. There is a family room and a couple spaces that could easily be converted into extra bedrooms. Plus, the back door leads straight downstairs, a layout that could work great for the addition of a suite, subject to appropriate approvals. The yard has been meticulously maintained over the years and features flower beds with perennial flowers, 2 sheds, and a patio. There's a large paved driveway and an oversized single detached garage. All of this is located on a quiet valley street close to amenities, a school, and grocery store.