



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**346 Boutin Avenue
Hinton, Alberta**

MLS # A2349657



\$359,900

Division:	Hardisty		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,202 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Low density multiple
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Pantry, Walk-In Closet(s)		
Inclusions:	n/a		

Nicely maintained 3 bedroom, 3 bath duplex. Located in the East Hardisty area of Hinton close to trails, parks, shopping, transit and playgrounds. The main floor features a large bright living room with a gas fireplace. The functional kitchen and dining area open to the covered deck and back yard. There have been nice updates done, like a dining bench with storage, an open pantry and coffee bar and a built in desk. Upstairs is a spacious primary suite with a walk in closet and newly update 3 piece ensuite. There are 2 other bedrooms and a 4 piece bath on this floor. The unfinished basement has the laundry and is roughed in for a bathroom. The fully fenced back yard can be accessed from the house, front yard and the detached double garage