



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

147 Meadow Drive
Hinton, Alberta

MLS # A2350574



\$310,000

Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Double Garage Detached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Metal, Other
Basement:	Partial
Exterior:	Stucco
Foundation:	Block, Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-S2
Utilities:	-

Inclusions: N/A

This charming home offers great character and lots of potential. The exterior is set up with incredible parking including a carport, covered storage space, and a heated shop. The corner lot also has back alley access and a fenced front yard. Inside, the unique layout offers 2 large back entry ways which are ideal for a busy and active Hinton lifestyle. There are 2 bedrooms and 2 bathrooms upstairs along with some nice flex space which could serve a number of uses such as an extra bedroom or home office. The kitchen offers lots of cupboard and counter space and the front living room is bright and spacious. Downstairs, there is a rec room, laundry room, and den. The furnace and hot water tank have been replaced and the roof on the home was re-done. The shop and carports have metal roofing. This property is solid and completely livable as is, but it also offers appeal for a handy buyer who's wanting to add some sweat equity. An affordable property in a hill location and complete with a shop.