

# \$285,000 - 102 Willow Drive, Hinton

MLS® #A2076138

## \$285,000

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.13 Acres

Valley, Hinton, Alberta

This solid mill home offers 3 bedrooms on the main level and a 4th in the basement. It also has a detached 21'x24' double garage and a parking pad. The traditional layout features the kitchen, living room, and dining room at one end of the main level with the bedrooms and a full bath at the opposite end.

Downstairs, the basement has a warm vintage feel with a wet bar at one end and a wood burning stove of the other end of a large rumpus space. There's a great deal of storage in the laundry/utility room and a 3pc bath in the basement as well. Nicely landscaped with a patio space and shrubs for privacy from the road. A great starter home or investment property.

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2076138    |
| Price          | \$285,000   |
| Sold Price     | \$240,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,096       |
| Acres          | 0.13        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Sold     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 102 Willow Drive  |
| Subdivision | Valley            |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V 1E5           |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 5                                            |
| Parking        | Double Garage Detached                       |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Dry Bar, Storage                                                            |
| Appliances        | Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Lawn, Landscaped |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco           |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 25th, 2023  |
| Date Sold      | January 17th, 2024 |
| Days on Market | 142                |

|          |      |
|----------|------|
| Zoning   | R-S2 |
| HOA Fees | 0.00 |

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | ROYAL LEPAGE ANDRE KOPP & ASSOCIATES |
|----------------|--------------------------------------|

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