

\$325,900 - 401 Boutin Avenue, Hinton

MLS® #A2082973

\$325,900

3 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.12 Acres

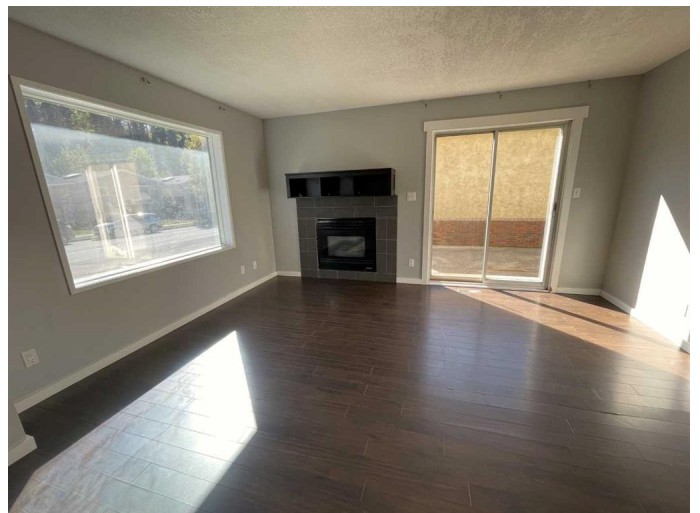
Valley, Hinton, Alberta

This affordable 3 bedroom, 2 story home with 14' X 24' DETACHED GARAGE, is a great first home for a new or established family. Practical for investors as well. Quick Possession! The main level features sliding doors off the living room to a private concrete side patio, great for entertaining the family or friends. The kitchen includes stainless steel appliances, oak cabinets and access to the fenced back yard. A convenient 2 piece bathroom off the eating area completes the main floor. Upstairs has 3 nice sized bedrooms and a 4 piece bathroom. There is plenty of closet space in the primary bedroom. The basement is finished with brand new vinyl flooring in the family room and there is extra storage in the laundry/utility room. Situated on a large, fenced lot, the property features a storage shed, alley access, rear parking and RV parking. Located just moments to walking trails, Mary Reimer Park and walking distance to shopping.

Built in 1983

Essential Information

MLS® #	A2082973
Price	\$325,900
Sold Price	\$318,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,041
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	401 Boutin Avenue
Subdivision	Valley
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1A2

Amenities

Utilities	Electricity Available, Natural Gas Available, Fiber Optics Available, High Speed Internet Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Alley Access, On Street, Rear Drive, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Street Lighting

Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2023
Date Sold	May 24th, 2024
Days on Market	244
Zoning	R-S3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 2000 REALTY
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