\$85,000 - 812 3 Avenue, Hines Creek

MLS® #A2086778

\$85,000

2 Bedroom, 1.00 Bathroom, 1,037 sqft Residential on 0.14 Acres

NONE, Hines Creek, Alberta

First time home buyer or investor alert!! Full of Character! This Quaint and Cozy Two bedroom 1 bathroom 1028 square foot home located in the rural town of Hines Creek is perfect for a small family. Bright natural light compliments an open concept kitchen and dining area with white appliances and cabinets. A cozy living room and comfortably sized bedrooms all combine for that homey small town feel. The basement is perfect for another bedroom or second living room. Top it off with a nice yard and detached garage with gas furnace. The electrical was (upgraded to 100A service in 2020) New Washer & Dryer (2020) New Hot Water Tank (2020) Plumbing in kitchen, bath, main sump, and line clearing to the road (2023) Property graded and levelled in the back to prevent water from the village encroaching (2021) New countertops (2023) New laminate flooring throughout the main level (2023) New paint, trim (2023) 2 sheds on the property. Roof was good on inspection in 2019 but unsure when it was last done (I think 10-12 years ago) Call today to book a showing.

Built in 1958

Essential Information

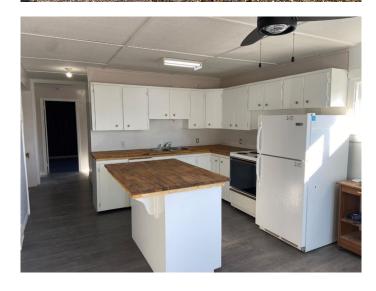
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Price \$85,000

Sold Price \$79,500







2 Bedrooms

1.00 Bathrooms

Full Baths 1

Square Footage 1,037

Acres 0.14

Year Built 1958

Type Residential

Sub-Type Detached

Style Bungalow

Status Sold

Community Information

Address 812 3 Avenue

Subdivision NONE

City Hines Creek

Clear Hills County County

Province Alberta T0H 1L0

Postal Code

Amenities

Utilities Electricity Connected, Natural Gas Connected, Garbage Collection,

Sewer Connected, Water Connected

Parking Spaces 3

Parking Concrete Driveway, Driveway, Off Street, Parking Pad, Single Garage

Detached

Interior

Interior Features Laminate Counters, Sump Pump(s)

Dryer, Electric Stove, Refrigerator, Washer **Appliances**

Forced Air, Natural Gas Heating

Cooling None Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Concrete Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2023

Date Sold October 31st, 2023

R-

Days on Market 14

HOA Fees 0.00

Listing Details

Zoning

Listing Office Sutton Group Grande Prairie Professionals

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