

\$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

MLS® # A2086778

Price \$85,000

Sold Price \$79,500



Bedrooms	2
Bathrooms	1.00
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
County	Clear Hills County
Province	Alberta
Postal Code	T0H 1L0

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)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
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
Days on Market 14
Zoning R-
HOA Fees 0.00

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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