

# \$185,000 - 119 Balsam Avenue, Hinton

MLS® #A2102394

## \$185,000

2 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.15 Acres

Hill, Hinton, Alberta

Spacious home with 2 bedrooms and 2 bathrooms. A huge asphalt driveway offers great parking. The detached garage is 24' wide by 26' deep. Inside, there's a large front living room, kitchen with breakfast bar, and a large flex space in the rear by the bedrooms. The primary bedroom has a 3pc ensuite. Private yard on a quiet street. Property is sold as is, where is.

Built in 1975

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2102394                |
| Price          | \$185,000               |
| Sold Price     | \$170,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,400                   |
| Acres          | 0.15                    |
| Year Built     | 1975                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Sold                    |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 119 Balsam Avenue |
| Subdivision | Hill              |



|             |                   |
|-------------|-------------------|
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V 1M8           |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 6                                                               |
| Parking        | Asphalt, Double Garage Detached, Parking Pad, RV Access/Parking |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Breakfast Bar, Pantry   |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | None                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2024 |
| Date Sold      | March 15th, 2024   |
| Days on Market | 57                 |
| Zoning         | R-MHS              |
| HOA Fees       | 0.00               |

### Listing Details

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

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