

\$88,000 - 812 3 Avenue, Hines Creek

MLS® #A2136218

\$88,000

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 partially finished and set up perfectly for another bedroom or second living room. Top it off with a partially finished 6 foot privacy fence, you will appreciate the 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. New countertops (2023) New laminate flooring throughout the main level (2023) New paint, trim (2023) a nice shed on the property. Roof was last done about (10-12 years ago) The Property was graded, levelled along with a new 40 foot culvert installed to help the spring water flow easily. Call today to book a showing.

Built in 1958

Essential Information

MLS® # A2136218

Price \$88,000

Sold Price \$85,000



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 June 14th, 2024
Date Sold September 30th, 2024
Days on Market 108
Zoning R-
HOA Fees 0.00

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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