

# \$549,500 - 537 Boutin Avenue, Hinton

MLS® #A2155128

## \$549,500

6 Bedroom, 4.00 Bathroom, 2,160 sqft

Residential on 0.22 Acres

Hardisty, Hinton, Alberta

QUICK POSSESSION AVAILABLE! Spacious and Fully Developed 1,969 sq.ft. 3 Level Split 4 Bedroom home with an 854 sq.ft. 2 Bedroom LEGAL SUITE with Private Entry above the attached HEATED Triple Car Garage on a LARGE double CORNER LOT with back alley access and RV parking. The MAIN LEVEL features an open concept with a sunken Living Room and formal Dining Room at the front of the home, a bright Kitchen complete with 3 stainless steel appliances including a Fridge, NEW Stove and NEW built-in Dishwasher and NEW Reverse Osmosis water filtration system under the sink., and an informal Dining Area with a sliding glass door to the backyard patio. The UPPER LEVEL has a spacious Master Bedroom with a walk thru Closet to a bright 3 pc Ensuite with a large Jacuzzi tub, 2nd and 3rd bedrooms and a 4 pc Main Bathroom. The LOWER LEVEL features a huge Family Room with a corner wood Fireplace, 4th bedroom, 3 pc bathroom with corner shower and a spacious Laundry Room with Washer & Dryer and direct access to the heated triple car garage. Conveniently located a short distance from the Valley Shopping Area and just around the corner from MARY REIMER PARK and the surrounding nature trails.

Built in 1994

## Essential Information

MLS® #

A2155128



|                |               |
|----------------|---------------|
| Price          | \$549,500     |
| Sold Price     | \$525,000     |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 2,160         |
| Acres          | 0.22          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Sold          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 537 Boutin Avenue |
| Subdivision | Hardisty          |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V 1Z5           |

### Amenities

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                               |
| Parking        | Aggregate, Alley Access, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Off Street, RV Access/Parking, Triple Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Open Floorplan, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Range               |
| Heating           | Forced Air, Natural Gas, Central, Mid Efficiency                      |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Family Room, Insert, Wood Burning                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Crawl Space, Separate/Exterior Entry, See Remarks, Walk-Out |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Square Shaped Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame, Vinyl Siding                            |
| Foundation        | Wood                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | August 16th, 2024  |
| Date Sold      | October 31st, 2024 |
| Days on Market | 74                 |
| Zoning         | R-M1               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
|----------------|--------------------|

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