

\$309,900 - 397 Boutin Avenue, Hinton

MLS® #A2157888

\$309,900

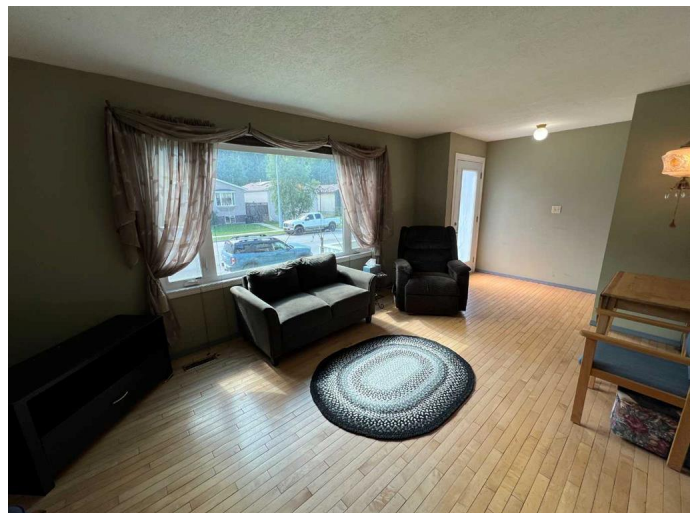
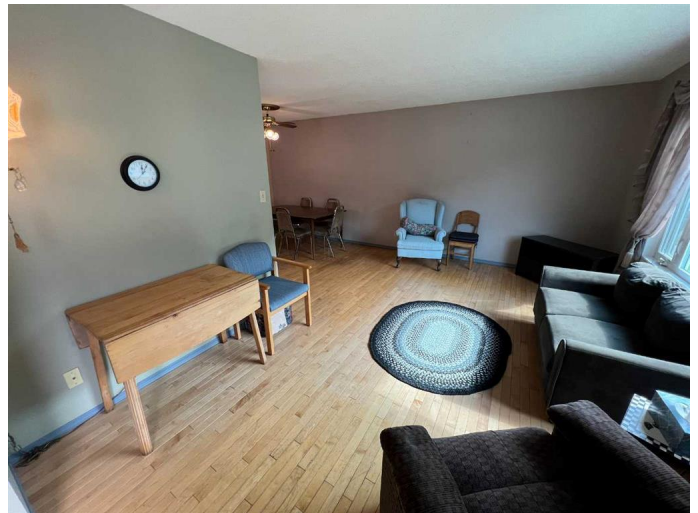
4 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.08 Acres

Hardisty, Hinton, Alberta

This delightful home in the sought-after East Hardisty subdivision offers the perfect blend of charm and convenience. Within walking distance to the stunning Mary Reimer Park, this well-maintained property has had only one owner and boasts over 1,000 square feet of comfortable living space. Recent upgrades have been thoughtfully completed, including a re-shingled roof, new windows and doors, a modern furnace, a hot water tank, and fresh stucco on the exterior. Inside, the upper level features three cozy bedrooms and a bright, inviting living room with south-facing windows that bathe the space in natural light. The dining room and kitchen are perfect for both everyday living and entertaining. The hardwood floors on this level enhance the home's classic charm. Downstairs, the lower level offers a spacious family room with an electric fireplace and wet bar, ideal for relaxation or gatherings. Two additional rooms on this level, one currently used as a workshop, could easily serve as extra bedrooms. A convenient 3-piece bathroom completes the space. With main floor laundry already in place, this home's layout makes it a great candidate for converting the lower level into a separate living area, adding even more versatility to this wonderful property. The back yard offer two sheds and a large concrete pad for parking or a patio area.

Built in 1984



Essential Information

MLS® #	A2157888
Price	\$309,900
Sold Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.08
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	397 Boutin Avenue
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1A2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Bar Fridge, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	November 1st, 2024
Days on Market	77
Zoning	R-S3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 2000 REALTY
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