

\$550,000 - 134 Wanyandi Avenue, Hinton

MLS® #A2169625

\$550,000

6 Bedroom, 5.00 Bathroom, 2,159 sqft

Residential on 0.12 Acres

Hillcrest, Hinton, Alberta

If you're seeking the perfect investment property or a home with a built-in mortgage helper, this half duplex is a standout choice. Featuring a fully separate, legal 2-bedroom suite in the basement, it offers privacy and flexibility for tenants or extended family. The main home boasts 4 spacious bedrooms, 2 full bathrooms, 2 half bathrooms, and a convenient 2-car attached garage.

Designed with rental potential in mind, the home is finished with durable, low-maintenance materials such as tile, hardwood, and laminate flooring throughout. The exterior showcases Hardy board siding, a metal roof, and vinyl decking, all selected for their longevity and ease of care.

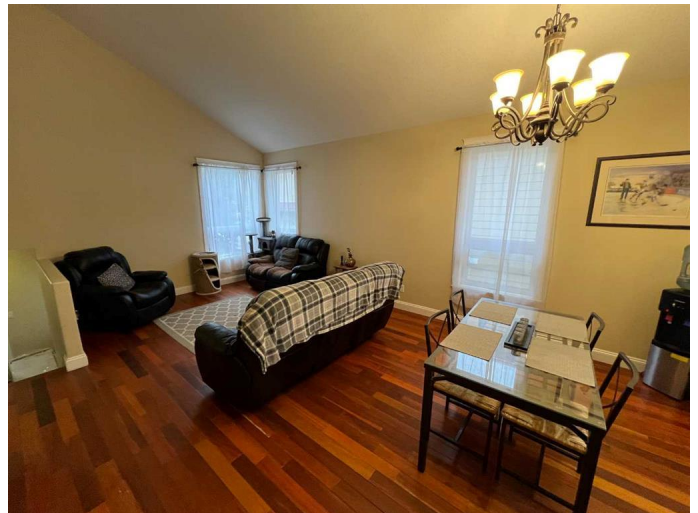
Despite being a duplex, this property feels expansive with 2,159 sq. ft. in the main living area and an additional 1,008 sq. ft. in the suite. The basement and garage benefit from in-floor heating, while the main living area is warmed by a forced air system. A highly efficient hot water storage tank, powered by the boiler, ensures cost-effective heating year-round.

Built in 2012

Essential Information

MLS® #

A2169625



Price	\$550,000
Sold Price	\$530,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,159
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Level Split
Status	Sold

Community Information

Address	134 Wanyandi Avenue
Subdivision	Hillcrest
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1M6

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Dryer, Range, Washer
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Back Lane, Lawn, Level
Roof	Metal
Construction	Wood Frame

Foundation ICF Block

Additional Information

Date Listed October 2nd, 2024
Date Sold October 30th, 2024
Days on Market 28
Zoning R-M1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX 2000 REALTY

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