

# \$384,900 - 523 Boutin Avenue, Hinton

MLS® #A2175580

**\$384,900**

6 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 0.08 Acres

Hardisty, Hinton, Alberta

Attention Investors! Here's your chance to own a fantastic property at 523 Boutin Ave – a beautifully suited half duplex that has more to offer than meets the eye.

This home is a bright, spacious, and flexible living space that's perfect for a variety of configurations. Upon entering, you'll notice a clean and inviting atmosphere, with ample room to create your ideal living and dining areas. The main floor features a well-lit kitchen with new stainless steel appliances, including a stove, microwave hood fan, and an updated refrigerator. You'll also find a convenient 4-piece bath, main floor laundry, two bedrooms, and a primary bedroom that boasts a private 4-piece ensuite, a walk-in closet, and access to a deck with views of East Hardisty and the foothills.

But that's not all – the real bonus of this home is the basement suite. Accessible by its own entrance, the basement offers a fully finished, custom-designed kitchen with hardwood cabinets, artisanal moldings, tile countertops, and an incredible mosaic backsplash. It's both practical and stylish, with countertop lighting that adds a warm touch to the space. The basement is exceptionally bright and spacious, featuring high soundproofed ceilings and beautiful, well-maintained flooring. The suite also includes a 3-piece bath and three additional bedrooms, plus its own storage and laundry



room making it an ideal rental space.

Whether you're an investor looking for a solid rental property or someone interested in having a mortgage helper, this home is a great choice. The upstairs and basement suites provide separate living areas, making this a fantastic opportunity to generate rental income or accommodate extended family. Don't miss this incredible opportunity!

Built in 1994

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2175580               |
| Price          | \$384,900              |
| Sold Price     | \$410,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,215                  |
| Acres          | 0.08                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 523 Boutin Avenue |
| Subdivision | Hardisty          |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V1Z5            |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Ceiling Fan(s), High Ceilings                                                                |
| Appliances        | Dishwasher, Refrigerator, Microwave Hood Fan, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Central                                                                                          |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full, Suite                                                                                        |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Storage                                   |
| Lot Description   | Front Yard, Back Lane, Interior Lot, Lawn |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame, Vinyl Siding                  |
| Foundation        | Wood                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2024 |
| Date Sold      | December 2nd, 2024  |
| Days on Market | 18                  |
| Zoning         | R-M1                |
| HOA Fees       | 0.00                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.