

\$385,000 - 522 Boutin Avenue, Hinton

MLS® #A2199499

\$385,000

4 Bedroom, 4.00 Bathroom, 1,176 sqft

Residential on 0.08 Acres

Hardisty, Hinton, Alberta

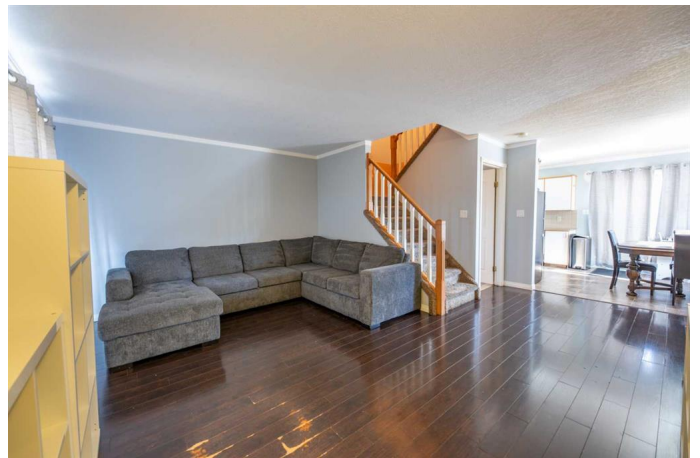
A great opportunity. This half duplex in the East Hardisty subdivision benefits from a developed walk-out basement complete with a kitchenette. The two storey unit has 3 bedrooms upstairs including the primary with 3pc ensuite and walk-in closet. There's also a 4pc main bath upstairs and a 2pc on the main floor. Functional kitchen and dining room that look into the back yard and spacious, bright front living room. Great location just steps from Mary Reimer Park and walking trails.

Built in 1994

Essential Information

MLS® #	A2199499
Price	\$385,000
Sold Price	\$372,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,176
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information



Address	522 Boutin Avenue
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1A8

Amenities

Parking Spaces	3
Parking	Alley Access, Stall

Interior

Interior Features	Walk-In Closet(s), Storage
Appliances	Dishwasher, Washer/Dryer, Window Coverings, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Private Entrance, Storage
Lot Description	Back Yard, Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Date Sold	May 13th, 2025
Days on Market	64
Zoning	R-M1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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