

537 Boutin Avenue
Hinton, Alberta

MLS # A2155128



\$549,500

Division:	Hardisty		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,160 sq.ft.	Age:	1994 (30 yrs old)
Beds:	6	Baths:	4
Garage:	Aggregate, Alley Access, Garage Door Opener, Garage Faces Side, Heated		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Square Shaped Lot		

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Back	LP Gas:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M1
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

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.