

**111 Belmont Crescent**  
**Hinton, Alberta**

**MLS # A2157731**



**\$349,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** none

**Prime Investment Opportunity: Duplex in Ideal Rental Location** Seize the opportunity with this prime investment property, perfectly situated near Hinton's Highway corridor—making it an ideal location for renters. This fully separate up-and-down duplex offers versatile living arrangements, providing excellent rental income potential. The upper level boasts a spacious layout with 3 bedrooms, 1 full bath, and 1 half bath, while the lower unit features 2 comfortable bedrooms and 1 full bath. Significant updates include a roof replacement in 2018 and the installation of new furnaces and a hot water tank approximately 10 years ago. Set on a generous lot with convenient back alley access, the property also includes a single-car garage and a large yard, offering plenty of space and possibilities. With some effort, this property could become a standout investment. Don't miss your chance to capitalize on its potential!