

146 FAIRFAX Drive
Hinton, Alberta

MLS # A2160593



\$459,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Gazebo, Front Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Storage, Sump Pump(s)		

Inclusions: STORAGE SHED, HOT TUB, DEEP FREEZE

Nicely upgraded home in the heart of Hinton's Hill District next to town trails, bike park, disc golf and the Beaver Boardwalk. Brand new modern kitchen featuring quartz countertops, soft close 2 toned cabinets, subway tile backsplash, and black stainless appliances. New vinyl plank flooring throughout the main floor, as well as a sunken living room at the front. 3 bedrooms up, and 2 full bathrooms, with the primary ensuite just renovated with porcelain flooring and a double vanity. Walking out to the back deck you are greeted with a fully fenced landscaped yard, complete with a hot tub gazebo, firepit, and shed. There is a 24 X 26 detached garage with 220 wiring! The basement is partially developed ready for a new owners finishing touches,. Additional upgrades to the home include: Hot water tank, (2024), Windows, Metal Roof, and an asphalt driveway suitable for additional parking needs!