

303 Boutin Avenue
Hinton, Alberta

MLS # A2161505



\$345,000

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | Hardisty | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 851 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | None | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-S3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: kitchen island, bar, gazebo

Welcome to 303 Boutin Ave. This home is full of charm, comfort and walking in just feels like HOME! Walking up there is a cute front porch to enjoy your morning coffee or your evening glass of wine. Entering the home there is a charming living room with built in shelving around the picture window, a functional kitchen with some upgrades, a walk in pantry and new flooring on most of the main floor. With no carpet anywhere in this home it makes for easy living and cleaning. This home has 3 bedrooms and a newly renovated basement that is a perfect man cave or place to entertain with a home built bar and lots of room. The back yard has so much space, beautiful grass, a new cement patio area for fires with a gazebo and shed. Don't miss your chance to call this house your HOME!