

**114 Dorin Drive
Hinton, Alberta**

MLS # A2163140



\$359,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1956 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: Playground, Table and Chairs on the deck

Looking for the perfect family home? Welcome to this well-built mill home which boasts a newly renovated kitchen. It includes a 12 ft island that has electrical outlets, an island range with convection oven and hood fan. There is a farmhouse- style sink on the island as well. All appliances are 2021 stainless steel Maytag. The kitchen/dining room/living areas are a open concept giving you the warm and cozy feel of togetherness. The patio door off the dining room leads to the back yard deck. The floors through out the main level living area and hallway are vinyl plank and the 3 bedrooms have hardwood flooring. A 4-piece bathroom and plenty of storage room completes the upstairs. Downstairs there is a huge family room running the almost the full width of the house. The 4th bedroom is newly renovated into the primary bedroom, and there is a ton of storage in the laundry room/utility room. Another 4- piece bathroom completes the downstairs area. Outside there is parking for at least 4 vehicles…or an RV and a few vehicles. The back yard is fully fenced with a large 2 -tier deck that has a natural gas hook up for a bbq. There are 2 sheds included as well. as the playground. Shingles were new in 2017, as were the hot water tank and High Efficiency furnace. All the windows on the main floor had been updated in 2020. A true gem of a home close to parks, playgrounds, forested walking paths, a creek and schools. A definite must see!