

**105 TAMARACK Avenue  
Hinton, Alberta**

**MLS # A2219345**



**\$355,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Looking for a solid starter home or rental property? 105 Tamarack checks all the boxes! Offering 3 bedrooms and 1 4pc bathroom on the main floor, with a partially finished basement below, this home has the potential for some sweat equity while offering a solid main floor! A spacious living room greets you as you enter, followed by the dining space. Updated flooring and paint throughout, the kitchen looks onto your backyard. Down the hall are three good-sized bedrooms and the main 4-piece bathroom. This solid home still has the original hardwood floors underneath the new as well! The basement has some walls up and drywall hung, waiting for your finishing touches. This could be great for someone looking to either finish the space for an additional family room, bathroom, and a bedroom, or an investor thinking about a basement suite, as the stairs lead up to the back door. This home comes equipped with Central Air for those hot summer days! AC and Furnace are 2 years old. Hot water tank replaced in 2020, and roof redone in 2015. The deck and gazebo are new, offering a great outdoor space to enjoy. This house is solid and ready for its new owners!