

**122 Nickerson Avenue  
Hinton, Alberta**

**MLS # A2268924**

**\$245,000**



<b>Division:</b>	Hardisty	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b> 1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	0.09 Acre	
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot	

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Skylight(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Quality and affordability all wrapped up in this tastefully updated home! 122 Nickerson is an ideal starter home boasting 1136 square feet of functional living space! Upon entering the home you will find a bright sprawling living room area, followed by an open kitchen featuring newer appliances plus a two tier counter top that is equally functional as a breakfast nook as it is for hosting guests. Moving through the home you have a uniquely set up jack and jill 2pc bathroom separating the 2 bedrooms. This is perfect for the kids to have their own private bathroom space. Further down the hall there is a conveniently placed laundry room next to the perfectly finished 4pc bathroom which houses plenty of cabinets to keep this space organized. The last room is the primary bedroom featuring classic tongue and groove wall paneling, offering a warm and inviting atmosphere. The yard offers enough space for RV parking, several storage sheds and garden space. All essentials are taken care of! The furnace was replaced in 2024, HW 2024 and the shingles on this home are brand new 2025. There is no doubt all bases are covered for a long time to come with this home.