

**365, 133 Jarvis Street  
Hinton, Alberta**

**MLS # A2276379**



**\$99,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** outdoor kitchen, window coverings, sheds

This property offers an impressive amount of space and features both inside and out. At the front of the home you'll find a single-car garage, along with a good-sized storage shed and a second shed ideal for ATV storage. Step into the yard and you're welcomed by a fully enclosed, covered cedar porch with floor-to-ceiling windows—nearly the full length of the home—creating a bright, versatile space to enjoy in multiple seasons. The yard has been thoughtfully designed for low maintenance with turf sections and decorative stone. Out back, the entertaining continues with a deck featuring a beautifully set-up outdoor kitchen. Adjacent is a multi-season canvas gazebo, complete with furniture, making it the perfect spot to relax or host guests. A large rear storage shed with shelving provides even more room for tools and equipment. Inside, the front of the home offers two good-sized bedrooms and a 4-piece main bathroom. The living room features high vaulted ceilings and abundant natural light, creating an open and inviting feel. The kitchen also boasts vaulted ceilings with skylights, updated cabinetry, a pantry, and stainless steel appliances including a refrigerator, dishwasher, stove, and microwave hood fan. The primary bedroom is privately located at the back of the home and includes three closets and a spacious 3-piece ensuite. The ensuite features vaulted ceilings, a vanity desk, skylight, and a large jet tub—perfect for unwinding on cold winter nights. Additional updates include upgraded linoleum flooring in the kitchen and laundry room, newer carpet in the living room and primary bedroom, and recently replaced shingles, furnace, and hot water tank. Conveniently located close to the Hill shopping area. This home sits on a rented pad with lot rent of \$732 per month, which includes water and garbage

collection.