

170 Wilson Avenue
Hinton, Alberta

MLS # A2211821



\$416,900

Division:	Hardisty		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,274 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Shed

Welcome to your turn key well kept half duplex located in the family friendly neighbourhood of East Hardsity. This home currently owned by the original owners have kept the residence in prime condition and made this home ideal for any family looking for a place to live. Before entering the home you will see 3 vehicles will easily fit on the concrete slab driveway, plus the side gate opens for RV Parking or access to the back. The lot itself is large and perfectly manicured, it also backs onto green space and is fenced all around. Entering the home you are greeted by a bright and spacious living area, complimented by pristine laminate flooring throughout. The kitchen features classic hardwood cabinets with windows over looking the expansive back yard. Upstairs you will find 2 bedrooms a common 4pc bathroom and a primary bedroom that houses its own 4 pc ensuite and a sizeable walk in closet. This fully finished basement is not like the other units sold on Wilson Ave. There is an additional bedroom that has its own 3pc ensuite! Other updates/upgrades this home has is The laundry has been moved to the utility room in the basement (the original laundry location on the main floor still has the Laundry hook ups hidden behind the desk.) The exterior home has electrical hook ups that run all the way up to the soffits to power your Christmas lights or security system cameras. This home is definitely punching above its weight class with all the amazing attention to detail. Don't forget about the double attached garage! All these things makes this home perfect for families or investors alike. This home MUST BE SEEN!