



**GRASSROOTS**  
REALTY GROUP

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**139 Erith Drive  
Hinton, Alberta**

**MLS # A2222173**



**\$364,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Street Lighting		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Deep Freeze

Well kept and nicely updated. 139 Erith drive is the perfect family home you were looking for. This home has 2 well sized bedrooms, living room a 4 piece bath and a bonus room on on the main floor. Form meets function in this kitchen featuring all stainless steel appliances and tile back splash through out. The basement is large and spacious finished with dark wood laminate flooring, currently being used as a bedroom. This room will easily double as a large entertainment area or living room! Just off the den you will find a dedicated laundry room, a tastefully designed 4 piece bathroom and a large primary bedroom. The lot is spacious and houses it own 14x24 garage. Back alley access is a bonus. All this plus this home is situated in an ideal family friendly neighbourhood. Near schools, parks, recreation areas and shopping district!