



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**115 Dorin Drive
Hinton, Alberta**

MLS # A2231851



\$349,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Faces Front, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers		

Inclusions: Wood Shed

A perfect starter home complete with a garage and finished basement. Located on a quiet, mature street in the Valley, this 3 bedroom home has a lot to offer. Original hardwood flooring adds nice character to this mill home and having recently been completely professionally repainted, it's move-in ready. The basement also has brand new vinyl plank flooring. The kitchen has stainless appliances and it's been updated along with the main bathroom. The two bedrooms on the main floor are spacious and the guest bedroom downstairs is the same. The basement offers an awesome family/games room, 3pc bath, and a wood stove. Plus, there's plenty of storage space in the laundry/utility room. Outside, the back yard is flat and usable and there's a single detached garage along with a parking pad. A great little property that shouldn't be missed.