



**GRASSROOTS**  
REALTY GROUP

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

**101 Wanyandi Avenue  
Hinton, Alberta**

**MLS # A2241941**



**\$289,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

This adorable 3-bedroom, 1-bath home is full of character and charm. Located on the lower hill, it's just a short walk to lots of restaurants and amenities. Inside, you'll find fresh new flooring throughout and a warm, cozy layout that makes you feel right at home. Whether you're a first-time buyer, downsizing, or looking for a great investment, this cozy gem checks all the boxes.