



**GRASSROOTS**  
REALTY GROUP

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

**126 NICKERSON Avenue**  
**Hinton, Alberta**

**MLS # A2249377**



**\$269,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Garden, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Vinyl Windows		

**Inclusions:** N/A

This well-cared-for manufactured home offers a bright and functional layout with 3 bedrooms and 1.5 bathrooms, making it a great option for families, first-time buyers, or those looking to downsize. Inside, you'll find fresh paint, updated flooring, and new paneling that give the home a modern, refreshed feel. The kitchen has been beautifully upgraded with refinished cabinets and new countertops, plus it comes complete with five included appliances. The primary suite features its own 2-piece bath and a spacious walk-in closet, while the main 4-piece bathroom provides excellent storage space. Important upgrades have already been done, including on-demand hot water and furnace components replaced for improved efficiency and peace of mind. Over the years, the windows and shingles have also been replaced, making this home move-in ready. Outside, the fully fenced yard offers privacy and functionality, with a 12' x 10' powered shed that's ideal for storage or hobbies. Best of all, you own both your home and the lot — meaning no pad rental or lot fees. Located in the desirable Valley area, this home is affordable, practical, and full of thoughtful updates.