



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2249377**



**\$259,000**

<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 (44 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, new heat tape 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 has a great garden area for 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.