



**GRASSROOTS**  
REALTY GROUP

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612 9th Street  
Hines Creek, Alberta

MLS # A2253624



**\$120,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage		

Inclusions: N/A

Spacious Bungalow in the Heart of Hines Creek! Discover the charm of small-town living in this spacious and bright bungalow, perfectly situated in the quiet and welcoming Village of Hines Creek. With its generous layout and endless potential, this home is ready to be shaped into your dream property. Inside, you'll find three comfortable bedrooms and a full bathroom, making it an ideal choice for families or first-time buyers. The large, sun-filled living room creates a warm and inviting space, seamlessly flowing into the roomy eat-in kitchen. Here, you'll appreciate the abundance of cupboards, counter space, and a convenient garden door leading directly to the back deck—perfect for summer BBQs and gatherings with friends. Step outside and enjoy the impressive backyard. Partially fenced and offering plenty of room to play, garden, or simply relax, this outdoor space is a blank canvas with endless possibilities. The full basement, currently unfinished, provides a wealth of space for storage or future development—imagine a rec room, extra bedrooms, or even a workshop tailored to your needs. With a bit of creativity and vision, this property offers an affordable opportunity to create a home that truly reflects your style, all within a friendly and peaceful community setting.