



**GRASSROOTS**  
REALTY GROUP

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**328B BOUTIN Avenue**  
**Hinton, Alberta**

**MLS # A2260013**



**\$439,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,434 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped		

<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, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-M1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	N/A
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This brand new middle unit triplex, built in 2025, features modern two-storey design with an attached heated garage. It boasts a fenced, landscaped backyard, with a deck, providing added privacy and outdoor space. Inside, you'll find durable vinyl plank flooring throughout the main, open concept with bright white cabinetry that's beautifully contrasted by a rich dark island with an eating bar. Stainless steel appliances, and a 2 piece bathroom finish off the main floor. Upstairs, the large primary bedroom offers a walk in closet and a sitting area, along with a 4 piece ensuite. There are also 2 additional bedrooms, another full bathroom, and an upstairs laundry for added convenience. Also comes complete with a concrete driveway, 10 year new home warranty, and quick possession!