



GRASSROOTS
REALTY GROUP

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**117 Dorin Drive
Hinton, Alberta**

MLS # A2262140



\$384,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	1
Garage:	Concrete Driveway, Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage		

Inclusions: ALL ITEMS IN HOME ARE INCLUDED

A solid 4 bedroom mill home with a double detached garage and two large concrete drive ways. The main floor consists of a bright front living room, kitchen with large pantry, and a dining nook. In addition, there's a full bath and 3 bedrooms on this level. The front door leads into the main living area and the back door comes in at the top of the stairs down to the basement - a great layout for someone looking to add a suite. The main level has had fresh paint and the furnace was just serviced. The lower level has a huge family room and rec space, large utility room including laundry, and a 4th bedroom. Outside, the parking at this property is way above average with 2 separate concrete pads, a double detached garage, and plenty of room for toys and an RV. The large yard space has crab apple and choke cherry trees and it fronts onto a quiet, one-way street.