



GRASSROOTS
REALTY GROUP

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**146 Nickerson Avenue
Hinton, Alberta**

MLS # A2262982



\$245,000

Division:	Hardisty		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,088 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Soaking Tub, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MHS

Utilities: -

Inclusions: n/a

This well kept, 1994 manufactured home with 3 bedrooms & 2 bathrooms, could be just the right place for a new home buyer, established couple, investor, small or growing family. With just the 1 level, keeping it maintained should be trouble-free. The open floor plan & vaulted ceilings in the living room & kitchen make the home feel spacious. There is plenty of cabinet space in the kitchen with a separate pantry, updated stainless steel appliances & cabinet doors. The large primary bedroom features a 4 piece ensuite with soaker tub, plenty of closet space & is separate from the additional 2 bedrooms, adding to the comfort level. Some of the many upgrades over the years include new shingles in 2023, light fixtures & landscaping. The 2x6 walls & exterior window coverings bring peace of mind & relief in all seasons. Venturing outdoors will be enjoyable with the covered patio & separate deck, great for entertaining or a peaceful retreat. The yard is well maintained, landscaped, fully fenced & includes 2 storage sheds. Situated in a quiet neighbourhood, walking distance to trails, Mary Reimer Park, shopping & amenities.