



**GRASSROOTS**  
REALTY GROUP

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**121 Poboktan Road  
Hinton, Alberta**

**MLS # A2264437**



**\$259,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Hardisty               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,204 sq.ft.           | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.29 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Boiler, Hot Water               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Subfloor, Laminate, Vinyl       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | R-S2 |
| <b>Foundation:</b> | Perimeter Wall, Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s)                  |                   |      |

**Inclusions:** Car port X2 Shed

Handyman special with huge potential! This 1,200 sq ft 3-bedroom, 2-bathroom home sits on a massive in-town lot with mature trees and a large backyard. Some flooring has been removed to make way for renovations, but the home is fully livable and was recently occupied. Heated with a boiler and hot water system. A recent home inspection is available to potential buyers, offering a clear understanding of needed updates. With some sweat equity, this property could be transformed into a beautiful family home. Includes a 17.5' x 24' detached garage and plenty of outdoor space for future development or enjoyment. Fantastic opportunity to get into the Hinton market at an affordable price.