



**122 Nickerson Avenue
Hinton, Alberta**

MLS # A2268924



\$245,000

Division:	Hardisty	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,136 sq.ft.	Age: 1982 (44 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Parking Pad	
Lot Size:	0.09 Acre	
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot	

Heating:	Central	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Skylight(s), Vinyl Windows		
Inclusions:	N/A		

Quality and affordability all wrapped up in this tastefully updated home! 122 Nickerson is an ideal starter home boasting 1136 square feet of functional living space! Upon entering the home you will find a bright sprawling living room area, followed by an open kitchen featuring newer appliances plus a two tier counter top that is equally functional as a breakfast nook as it is for hosting guests. Moving through the home you have a uniquely set up jack and jill 2pc bathroom separating the 2 bedrooms. This is perfect for the kids to have their own private bathroom space. Further down the hall there is a conveniently placed laundry room next to the perfectly finished 4pc bathroom which houses plenty of cabinets to keep this space organized. The last room is the primary bedroom featuring classic tongue and groove wall paneling, offering a warm and inviting atmosphere. The yard offers enough space for RV parking, several storage sheds and garden space. All essentials are taken care of! The furnace was replaced in 2024, HW 2024 and the shingles on this home are brand new 2025. There is no doubt all bases are covered for a long time to come with this home.