



**GRASSROOTS**  
REALTY GROUP

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**121 Chetamon Drive  
Hinton, Alberta**

**MLS # A2269384**



**\$365,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Gravel Driveway, Off Street, RV Access/Parking, Single		
<b>Lot Size:</b>	1624.36 Acres		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden, Landscaped, Level, Private, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** Shed, Kids Outdoor Play Set

Well looked after home with 2 beds up, 1 down. There is a washer hook-up in the kitchen. Nice and clean, ready to move into. The basement is developed, has a big laundry (wooden clothes rack stays). It also has a big 3 pc bath, a family room & bedroom. The shingles on both the house & garage were redone in 2010, the windows all replaced in 2012. The exterior is carefree stucco. The garage has power & cabinets that stay. The yard is AWESOME! Nicely landscaped with a firepit area, fenced off spot with garden boxes. This home & yard are quaint & cozy. There is a ton of parking - big RV spot, parking in front of it, a second drive beside that, and a third drive leading to the garage. Tons of parking!!! This bungalow is a great starter home or perfect downsize home.