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## 328C BOUTIN Avenue Hinton, Alberta

MLS # A2270585



\$449,900

Division:	Hardisty			
Type:	Residential/Triplex			
Style:	2 Storey			
Size:	1,434 sq.ft.	Age:	2025 (0 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Single Garage Attached			
Lot Size:	0.08 Acre			
Lot Feat:	Landscaped, Lawn			

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Vinyl Plank **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: **Crawl Space Exterior:** Zoning: Wood Frame R-M1 Foundation: **Poured Concrete Utilities:** 

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: NA

This brand new end unit triplex, built in 2025, features a large lot, modern 2 Storey design with an attached heated garage. It boasts a fenced, landscaped backyard, with a deck, providing added privacy and outdoor space. Inside, you'Il find durable vinyl plank flooring throughout the main, open concept with bright white cabinetry that's beautifully contrasted by a rich dark island with an eating bar. Stainless steel appliances, and a 2 piece bathroom finish off the main floor. Upstairs, the large primary bedroom offers a walk in closet and a sitting area, along with a 4 piece ensuite. There are also 2 additional bedrooms, another full bathroom, and an upstairs laundry for added convenience. Also comes complete with a concrete driveway, 10 year new home warranty, and quick possession!