



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104 Laurel Square
Hinton, Alberta

MLS # A2273013



\$335,000

Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Interior		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-S2
Foundation:	Perimeter Wall	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

104 Laurel square is quite a remarkable property. Pride of ownership is evident the moment you see it! Built in 1959 this solid home has plenty of updates making it quite desirable. Walking in the front door, you have bright and spacious living room with large windows facing south west towards the mountains. The kitchen is tastefully updated and well kept with tons of cabinets for all your storage needs. This floor also houses 3 bedrooms and a delightfully finished cedar lined 4pc bathroom moving to the back porch area there is a conveniently placed laundry and utility room right next to the kitchen with plenty of storage. The fully fenced yard is perfectly manicured featuring a lovely deck and a spacious yard perfect for kids and family to recreate. This yard also has it own apple tree! The 22x24 double garage is ideal for vehicle storage and shop space all in one! This location is hard to beat. It is walking distance to schools, parks, trails and downtown amenities! This home is ideal for first time home buyers and investors alike! This home comes pre-inspected for any potential buyers! DON'T HESITATE. This one will not last long.