



**GRASSROOTS**  
REALTY GROUP

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24, 101 Mill Street  
Hinton, Alberta

MLS # A2275328



**\$169,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-M2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Affordable, convenient and in a great location. 24-101 mill street has all you need in a starter home or investment property. Walking in you will notice custom stone finishings and a lovely updated kitchen with dark cabinets. Right next to the kitchen there is a utility/laundry room. This level also has a sizeable living room and a 2pc bathroom. Moving up the stairs there are 3 large bedrooms. plus a large storage space which can be used as a play room or office space. The updated 4 pc bathroom here is gothic themed with an extra large soaking tub! These units are perfect for growing families and investors alike. just a quick walk to convenience store and schools and parks@