



**GRASSROOTS**  
REALTY GROUP

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**219 Baker Street  
Hinton, Alberta**

**MLS # A2277388**



**\$319,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Shed, BBQ

Affordable living in the Hinton Valley District! This well-laid-out 4 bedroom, 2.5 bathroom duplex offers 1,204 sq ft of functional living space, an oversized yard, and the added bonus of no neighbours on one side or behind, providing extra privacy and open space. The main level features a bright, north-facing living room and a good-sized kitchen that flows seamlessly into the dining area, along with a convenient 2-piece powder room. From the dining room, step out onto the rear deck, complete with a natural gas BBQ hookup—ideal for easy outdoor entertaining. Upstairs, you’ll find three spacious bedrooms and a full 4-piece main bathroom. The primary bedroom includes a walk-in closet and a private 3-piece ensuite. The basement is partially finished with a framed-in fourth bedroom and a laundry room, leaving plenty of additional space for future development to suit your needs. Recent updates include new shingles in 2023. A great opportunity to own an affordable home with room to grow in a quiet, desirable location.