



**GRASSROOTS**  
REALTY GROUP

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**101 Simpson Street  
Hinton, Alberta**

**MLS # A2281375**



**\$330,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Whether you are purchasing your first home, seeking an investment property, or looking to downsize, this updated bungalow offers an excellent opportunity. Enter into a large mudroom which includes the laundry facilities; conveniently located on the main floor. There are 2 bedrooms upstairs as well as the living room, dining room, kitchen and 4- piece bathroom. The main floor features new vinyl plank flooring in the living areas and original hardwood flooring in the bedrooms. The entire upper level has been freshly painted within the past few months, and a newly installed patio door provides access to a spacious deck. Major updates include a roof replacement in 2016 and a hot water tank installed in 2021. The partially finished basement includes a family room and a third bedroom, with additional space ready for your personal touch. Situated on a large corner lot, the property offers ample space to build a garage while still accommodating a garden or outdoor living area. Conveniently located close to schools, parks, and the shopping district, this home is well suited for families or investors alike.