



**101 Simpson Street
Hinton, Alberta**

MLS # A2281375



\$327,500

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

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