



**GRASSROOTS**  
REALTY GROUP

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**138 Sherwood Drive  
Hinton, Alberta**

**MLS # A2284850**



**\$339,000**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Metal
<b>Basement:</b>	Crawl Space
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Other
<b>Features:</b>	Laminate Counters, No Smoking Home, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-S2
<b>Utilities:</b>	-

**Inclusions:** shed, firepit

Welcome to this charming and beautifully updated 1,048 sq ft bungalow, perfectly situated in a great area. This well-maintained home features 3 bedrooms and a 4-piece bathroom, offering a functional and comfortable layout. Fresh paint through out the home gives the home a clean, modern feel while maintaining its cozy charm. Outside, you'll love the large detached double garage, fully fenced yard, and ample parking—with plenty of space for multiple vehicles and even an RV. Whether you're looking to downsize, purchase your first home, or add a solid investment property to your portfolio, this property checks all the boxes. A fantastic opportunity in a desirable location—move-in ready and full of potential.