



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**138 Nickerson Avenue  
Hinton, Alberta**

**MLS # A2285490**



**\$329,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Interior Lot, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** n/a

138 Nickerson Avenue is not your typical manufactured home. This is truly a remarkable property boasting 1400+ square feet of living space plus a 28x30 heated drive through garage all located on a oversized double lot in a great family neighbourhood. Walking through the front gate you are immediately welcomed onto the massive 12x40 covered composite deck. Entering the home and to your right you will find 2 decent sized bedroom plus a 4pc common bath. The living room is spacious and inviting featuring vaulted ceilings adding to the vastness of this type of home. The kitchen is open and functional with plenty of light coming from the large skylights above. This home also features its own separate laundry room with enough space that houses a deepfreeze, new washer & dryer plus a laundry basin. The back end portion of the home you will find a deluxe sized primary bedroom with its own 3pc ensuite. This home also has an enormous addition that could be used as another living room or an oversized bedroom. This bonus room has its own entrance to the deck outside. Now to the greatest feature of this property. The massive heated drive through garage! This is a great space for car or toy storage, with enough space for a workshop at the same time. You have plenty of electrical outlets for all your tools plus 220V power for your higher powered equipment. Notice the front garage door is 16 feet wide and will easily fit 2 vehicle inside. The rear of the garage has its own 8 foot wide garage door that leads to the nicely landscaped back yard. The large trees here provide plenty of shade and privacy during the summer months. This home and property is sure to check of everything on your home and shop needs!