



GRASSROOTS
REALTY GROUP

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**362 Boutin Avenue
Hinton, Alberta**

MLS # A2285637



\$564,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,928 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub		

Inclusions: Pool Table and Accessories, Central Vacuum Accessories

Discover exceptional value at appraisal-backed pricing with this thoughtfully designed custom-built 1,928 sqft bungalow on a sought-after double lot in Hinton. Enjoy peace and privacy with no backyard neighbors and generous family-friendly space inside and out. The home features 4 bedrooms and 3.5 baths, a bright, welcoming main level, and a fully finished basement offering two spacious family rooms, one complemented by a cozy gas fireplace. Moreover, the built in sprinkler system adds an extra layer of protection for your home, and the central vacuum will ensure the cleanliness is always up to standard. You'll appreciate abundant storage throughout the home - and even more cleverly hidden beneath all three decks. A detached garage and workshop complete with a wood-burning fireplace adds endless potential for hobbies or year-round projects. This home combines craftsmanship, character, and a pricing structure backed by a recent professional appraisal. Don't miss your opportunity to own this beautifully crafted, and well taken care of home!