



**122 Willow Drive
Hinton, Alberta**

MLS # A2290783



\$339,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: window coverings

Great Starter Home in a Desirable Valley Location! This charming 3-bedroom, 1-bathroom home is the perfect opportunity for first-time buyers or anyone looking to settle into a welcoming neighborhood on a desirable street in the valley. The kitchen is both practical and inviting, featuring newer stainless steel appliances and plenty of cupboard space, making meal prep and storage easy. The living room, dining room, and both main-floor bedrooms showcase beautiful original hardwood floors, adding warmth and character throughout the home. The modernized 4-piece bathroom offers updated comfort and style. Downstairs, the fully developed lower level includes a spacious family room with a cozy wood-burning stove, an additional good-sized bedroom, and a large storage and laundry area. Outside, you'll find a fully fenced yard with a large backyard, perfect for kids, pets, or outdoor entertaining. Conveniently located close to schools, transit, parks, and walking trails, this home offers both comfort and accessibility. A wonderful place to start your homeownership journey!