



**223 Baker Street
Hinton, Alberta**

MLS # A2291721



\$385,000

Division:	Hardisty		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,351 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Wet Bar		

Inclusions: Shed

This bright, open-concept duplex offers an abundance of natural light on both the main and upper levels, making it an excellent option for families or investors. A spacious entryway leads into a large living room with vaulted ceilings, creating an airy and inviting feel. The kitchen feature stainless steel appliances, custom maple cabinetry and manufactured granite countertops. The dining area has patio doors that open to a deck and fully fenced backyard—perfect for summer entertaining. The main floor also includes a convenient two-piece bathroom with laundry facilities and a nearby laundry chute. An oversized heated double garage is accessible from the interior hallway as well as exterior entry points. Upstairs, you’ll find two generously sized bedrooms, a three-piece main bathroom, and a spacious primary suite complete with dual closets and a four-piece ensuite with a deep soaker tub. The fully finished basement adds additional living space with a large family room and an additional three-piece bathroom. With plenty of parking including room for an RV, this home has so much to offer and checks off all the boxes. The furnace had a new motor installed in Feb of 2025 with warranty. The roof has been replaced with warranty as well in Oct of 2025 and the hot water tank was installed in 2017.