



**254 Skogg Avenue  
Hinton, Alberta**

**MLS # A2292432**



**\$269,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s)		

**Inclusions:** Large Armoire in primary bedroom

This well-maintained 1,215 sqft manufactured home backing onto trees offers comfortable living at a great price point. Featuring 3 bedrooms and 2 bathrooms, with an open concept kitchen and living room area the layout is both functional and inviting, perfect for those looking to get into the housing market as well as ones looking to downsize. The primary bedroom includes a fully upgraded ensuite with thoughtful luxury touches, including a marble countertop, relaxing soaker tub, and a large shower with rain down shower head. The privacy windows bring in abundant natural light, creating a bright atmosphere. Some of the other recent updates to the home include, deck railing (2 years old) stainless steel fridge and stove (1 year) LED lights in most of the home (2 years) Roof (7 years)