



**428 Boutin Avenue  
Hinton, Alberta**

**MLS # A2296744**



**\$359,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-S3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Welcome to 428 Boutin Ave, a home in the desirable East Hardisty neighborhood of Hinton—offering space, functionality, and thoughtful updates throughout the years. This inviting 4-bedroom, 2-bathroom home features a bright and spacious open-concept main floor, seamlessly connecting the kitchen, living, and dining areas—perfect for both everyday living and entertaining. Just a few steps down, you’ll find a cozy family room complete with a convenient bathroom and laundry area, along with direct access to the expansive, fully fenced backyard—ideal for families, pets, and outdoor enjoyment. The lower level offers the fourth bedroom, a generous storage room, and approximately 452 sq ft of crawl space storage—providing ample room for seasonal items and organization. Recent upgrades include the shingles replaced in 2017 and a hot water tank updated approximately five years ago, adding peace of mind for future owners. At the rear of the property, you’ll appreciate the excellent parking options—perfect for multiple vehicles, recreational toys, or trailer storage. A fantastic opportunity to own a versatile and move-in ready home in a sought-after location—close to schools, parks, and all amenities.