



**104 Dorin Drive  
Hinton, Alberta**

**MLS # A2297664**



**\$374,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** Shed, window coverings

This well maintained 4 bedroom bungalow is ideally located on a quiet street in the desirable Hinton Valley district, perfect for first time buyers or growing families. Situated on a large lot, the property features a massive backyard and a spacious 16' x 26' garage, offering plenty of room for outdoor living and storage. The main floor boasts an open concept kitchen with seamless flow into the dining area, ideal for entertaining. The bright and inviting living room showcases large windows, custom blinds, and original hardwood flooring. Three generously sized bedrooms are located on this level and share a full 4-piece bathroom. The fully developed basement includes a fourth bedroom, a large family room, a spacious laundry area, and an expansive utility and storage room. A 3-piece bathroom completes the lower level. Notable updates include the furnace, windows, doors, and custom blinds (2019), as well as shingles replaced in 2022, providing added peace of mind. With its functional layout, ample space, and great location, this home offers excellent value and should not be missed.