



GRASSROOTS
REALTY GROUP

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326B BOUTIN Avenue
Hinton, Alberta

MLS # A2207113



\$429,900

Division:	Hardisty		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

This brand new middle unit triplex, built in 2025, features a modern two-storey design with an attached heated garage! It boasts a fenced and landscaped yard, providing added privacy and outdoor space. Inside, you'll find durable vinyl plank flooring throughout the main, open concept with white cabinets, an island, stainless steel appliances, and a 2 piece bathroom. Upstairs, the large primary bedroom offers a walk in closet and a sitting area, along with a 4 piece ensuite. There are also two additional bedrooms, another full bathroom, and an upstairs laundry for added convenience. Also comes complete with a concrete driveway, new home warranty, and quick possession!