



GRASSROOTS
REALTY GROUP

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**138 Willow Drive
Hinton, Alberta**

MLS # A2212016



\$424,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Vinyl Windows		

Inclusions: 2 SHEDS

This solid mill home has been extensively upgraded in recent years. Since 2021, the upper level has been tastefully re-done and the shingles and furnace have both been replaced. The updated kitchen features stainless appliances and there's vinyl plank flooring throughout much of the main floor. It offers 3 bedrooms upstairs and a 4th in the basement. One of the spare bedrooms upstairs has patio doors out to the covered back deck making for a bright and versatile space. Plus, the living room and dining room are both bright and spacious. The partially developed basement features a huge rec space along with a large laundry room complete with a sink. There's also a nook that could make for a nice media room or easily be converted to a 5th bedroom. Outside, the massive 15'x100' concrete driveway pad was poured in 2022 and allows space for vehicles and an RV. Plus, the detached heated garage is 20'x24' with 220 wiring and there are 2 sheds in the flat back yard. This property backs onto a school yard and is located on a quiet street in the mature valley neighbourhood.