# \$439,900 - 326b Boutin Avenue, Hinton

MLS® #A2207113

# \$439,900

3 Bedroom, 3.00 Bathroom, 1,434 sqft Residential on 0.05 Acres

Hardisty, Hinton, Alberta

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!

Built in 2025

#### **Essential Information**

MLS® # A2207113 Price \$439,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,434

Acres 0.05

Year Built 2025

Type Residential

Sub-Type Row/Townhouse







Style 2 Storey
Status Active

# **Community Information**

Address 326b Boutin Avenue

Subdivision Hardisty
City Hinton

County Yellowhead County

Province Alberta
Postal Code T7V0B4

### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Walk-In

Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Crawl Space, None

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 180

Zoning R-M1

# **Listing Details**

Listing Office RE/MAX 2000 REALTY

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