

# \$416,900 - 170 Wilson Avenue, Hinton

MLS® #A2211821

**\$416,900**

4 Bedroom, 4.00 Bathroom, 1,274 sqft

Residential on 0.12 Acres

Hardisty, Hinton, Alberta

Welcome to your turn key well kept half duplex located in the family friendly neighbourhood of East Hardsity. This home currently owned by the original owners have kept the residence in prime condition and made this home ideal for any family looking for a place to live. Before entering the home you will see 3 vehicles will easily fit on the concrete slab driveway, plus the side gate opens for RV Parking or access to the back. The lot itself is large and perfectly manicured, it also backs onto green space and is fenced all around. Entering the home you are greeted by a bright and spacious living area, complimented by pristine laminate flooring throughout. The kitchen features classic hardwood cabinets with windows over looking the expansive back yard. Upstairs you will find 2 bedrooms a common 4pc bathroom and a primary bedroom that houses its own 4 pc ensuite and a sizeable walk in closet. This fully finished basement is not like the other units sold on Wilson Ave. There is an additional bedroom that has its own 3pc ensuite! Other updates/upgrades this home has is The laundry has been moved to the utility room in the basement (the original laundry location on the main floor still has the Laundry hook ups hidden behind the desk.) The exterior home has electrical hook ups that run all the way up to the soffits to power your Christmas lights or security system cameras. This home is definitely punching above its weight class with all the amazing attention to detail. Don't forget about the double attached



garage! All these things makes this home perfect for families or investors alike. This home MUST BE SEEN!

Built in 1996

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2211821               |
| Price          | \$416,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,274                  |
| Acres          | 0.12                   |
| Year Built     | 1996                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 170 Wilson Avenue |
| Subdivision | Hardisty          |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V1Z6            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                               |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                    |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Storage                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 15               |
| Zoning         | R-S3             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
|----------------|--------------------|

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