

**362 Boutin Avenue  
Hinton, Alberta**

**MLS # A2285637**



**\$564,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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-S3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub		

**Inclusions:** Pool Table and Accessories, Central Vacuum Accessories

Discover exceptional value at appraisal-backed pricing with this thoughtfully designed custom-built 1,928 sqft bungalow on a sought-after double lot in Hinton. Enjoy peace and privacy with no backyard neighbors and generous family-friendly space inside and out. The home features 4 bedrooms and 3.5 baths, a bright, welcoming main level, and a fully finished basement offering two spacious family rooms, one complemented by a cozy gas fireplace. Moreover, the built in sprinkler system adds an extra layer of protection for your home, and the central vacuum will ensure the cleanliness is always up to standard. You'll appreciate abundant storage throughout the home - and even more cleverly hidden beneath all three decks. A detached garage and workshop complete with a wood-burning fireplace adds endless potential for hobbies or year-round projects. This home combines craftsmanship, character, and a pricing structure backed by a recent professional appraisal. Don't miss your opportunity to own this beautifully crafted, and well taken care of home!