

# \$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	3
Zoning	R-S3

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.