

\$385,000 - 522 Boutin Avenue, Hinton

MLS® #A2199499

\$385,000

4 Bedroom, 4.00 Bathroom, 1,176 sqft
Residential on 0.08 Acres

Hardisty, Hinton, Alberta

A great opportunity. This half duplex in the East Hardisty subdivision benefits from a developed walk-out basement complete with a kitchenette. The two storey unit has 3 bedrooms upstairs including the primary with 3pc ensuite and walk-in closet. There's also a 4pc main bath upstairs and a 2pc on the main floor. Functional kitchen and dining room that look into the back yard and spacious, bright front living room. Great location just steps from Mary Reimer Park and walking trails.

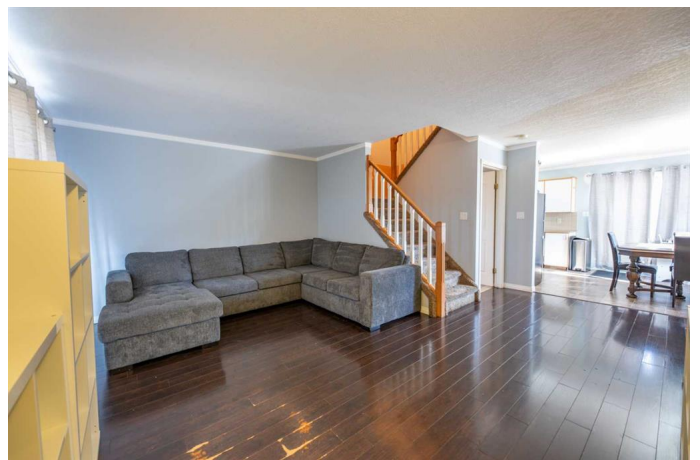
Built in 1994

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2199499 |
| Price | \$385,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,176 |
| Acres | 0.08 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

Address 522 Boutin Avenue



| | |
|-------------|-------------------|
| Subdivision | Hardisty |
| City | Hinton |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7V 1A8 |

Amenities

| | |
|----------------|---------------------|
| Parking Spaces | 3 |
| Parking | Alley Access, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Walk-In Closet(s), Storage |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 44 |
| Zoning | R-M1 |

Listing Details

| | |
|----------------|--------------------------------------|
| Listing Office | ROYAL LEPAGE ANDRE KOPP & ASSOCIATES |
|----------------|--------------------------------------|

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