

# \$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.

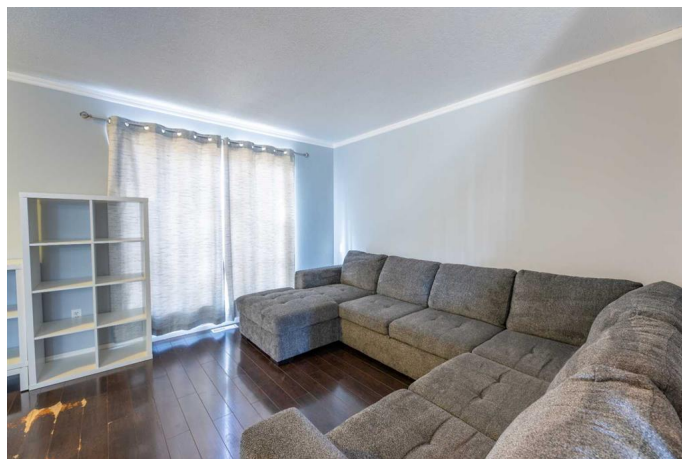
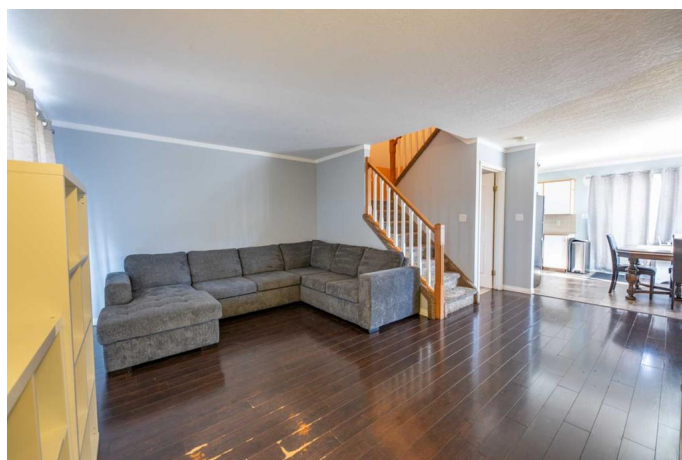
Built in 1994

## 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	Stall, Alley Access

### Interior

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

### Exterior

Exterior Features	Private Yard, Private Entrance, 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	56
Zoning	R-M1

### Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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