

**122 Litke Cove  
Hinton, Alberta**

**MLS # A2280446**

# \$275,000



<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Paved, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** shed x2

Located on a quiet cul-de-sac in East Hardisty, this home is a great fit for first-time buyers or anyone wanting to downsize without giving up space. Set on a large pie-shaped lot, you'll love the room it offers—perfect if you've been dreaming about adding a garage. The yard is fully landscaped and fenced, with a spacious deck and two sheds, including a 12' x 20' insulated, powered, and electrically heated shed that works beautifully as a workshop or extra storage. Inside, the 1,216 sq ft layout is bright and comfortable with vaulted ceilings, neutral tones, and an open-concept kitchen and living room. The primary bedroom is tucked away at the back for privacy and features a walk-in closet plus a relaxing ensuite with a soaker tub. Two additional bedrooms and a full 4-piece bath complete the home.