

104-130 Hannington Road
Hinton, Alberta

MLS # A2281788



\$700,000

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,858 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Faces Front, Gravel Drive		
Lot Size:	4.50 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-S1
Foundation:	Block	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: All appliances as viewed.

A tremendous investment opportunity! Discover over 4 acres of land within town limits, offering endless potential and a rare blend of privacy and convenience. This unique property features three dwellings, making it ideal for rental income, future development, or multi family living. The primary residence is a spacious 5-bedroom, 2.5-bath home (4 bedrooms up, 1 down) with over 1,800 sq. ft. of main-level living space. It includes a finished walkout basement and a double attached garage, providing both comfort and functionality. The second home also boasts a double attached garage and offers just over 1,900 sq. ft. on the main level, featuring 4 bedrooms upstairs and 2.5 bathrooms, along with a finished walkout basement. The third dwelling is currently winterized and secured, but with some TLC can be revitalized and converted back into a livable residence, adding even more value and opportunity. Surrounded by mature trees, the property offers a private setting while remaining just a short drive to local amenities and the highway.