

# \$439,900 - 326b Boutin Avenue, Hinton

MLS® #A2207113

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.05 Acres

Hardisty, Hinton, Alberta

This brand new middle unit triplex, built in 2025, features a modern two-storey design with an attached heated garage! It boasts a fenced and landscaped yard, providing added privacy and outdoor space. Inside, you'll find durable vinyl plank flooring throughout the main, open concept with white cabinets, an island, stainless steel appliances, and a 2 piece bathroom. Upstairs, the large primary bedroom offers a walk in closet and a sitting area, along with a 4 piece ensuite. There are also two additional bedrooms, another full bathroom, and an upstairs laundry for added convenience. Also comes complete with a concrete driveway, new home warranty, and quick possession!

Built in 2025

## Essential Information

MLS® #	A2207113
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	326b Boutin Avenue
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V0B4

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	112
Zoning	R-M1

### Listing Details

Listing Office	RE/MAX 2000 REALTY
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