

# \$119,900 - 1007 4 Avenue, Hines Creek

MLS® #A2242950

**\$119,900**

2 Bedroom, 1.00 Bathroom, 940 sqft

Residential on 0.34 Acres

NONE, Hines Creek, Alberta

Charming Bungalow on Double Lot â€“ Across from School & Backing onto Trees!

Welcome to this 940 sq. ft. bungalow, offering great value and potential in a fantastic location! This 2-bedroom, 1-bathroom home is situated on two spacious lots, backing onto a serene treed areaâ€”providing privacy and room to enjoy the outdoors.

The main floor has been thoughtfully upgraded over the years, featuring a warm cherry oak kitchen with tile flooring and large windows that fill the space with natural light. The bright and cozy living room includes a gas fireplace, perfect for those chilly evenings. Vinyl windows upstairs add to the homeâ€™s efficiency and comfort.

Whether youâ€™re raising a family or looking for convenience, this property is ideally located directly across from the composite schoolâ€”perfect for childrenâ€”and across from the local sawmill, making daily life simple and stress-free.

Please note: Home needs shingles and is being sold as-is.

Donâ€™t miss this opportunity to own a well-located property with room to grow. Book your showing today!

Built in 1966



## Essential Information

MLS® #	A2242950
Price	\$119,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	940
Acres	0.34
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1007 4 Avenue
Subdivision	NONE
City	Hines Creek
County	Clear Hills County
Province	Alberta
Postal Code	T0H 2A0

## Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

## Interior

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Concrete, Veneer
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	R

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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