

\$350,000 - 352 Boutin Avenue, Hinton

MLS® #A2256020

\$350,000

3 Bedroom, 3.00 Bathroom, 1,220 sqft
Residential on 0.10 Acres

Hardisty, Hinton, Alberta

Step into this 1220 sq ft duplex featuring 3 bedrooms and 2.5 bathrooms—ideal for comfortable living and versatile use. The main living area boasts a cozy gas fireplace, perfect for relaxing evenings with family and friends. Cozy dining area and a breakfast nook make entertaining a breeze. The covered deck is a great area for all season bbq-ing with room for patio furniture to add extra seating on the warm evenings to enjoy.

This home offers an unfinished basement, ready for your personal touch to create additional living space, a home gym, or entertainment area. The property includes a generous 20x24 detached garage, providing ample room for vehicles, storage, or workshop space accessed by back alley access. With loads of potential throughout, this duplex is a great opportunity to step into homeownership or investors looking to customize and maximize their investment.

Don't miss your chance to own this promising property in a great location.

Built in 2011

Essential Information

MLS® #	A2256020
Price	\$350,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	352 Boutin Avenue
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1T4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	October 1st, 2025
Days on Market	12
Zoning	R-M1

Listing Details

Listing Office	RE/MAX 2000 REALTY
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