

# \$439,900 - 328a Boutin Avenue, Hinton

MLS® #A2259701

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,434 sqft  
Residential on 0.07 Acres

Hardisty, Hinton, Alberta

This brand new end unit triplex, built in 2025, features a modern two-storey design with an attached heated garage! It boasts a fenced and landscaped backyard, with a deck, providing adding privacy and outdoor space. Inside, you'll find durable vinyl plank flooring throughout the main, open concept with bright white cabinetry that's beautifully contrasted by a rich dark island with an eating bar. Stainless steel appliances, and a 2 piece bathroom finish off the main floor. Upstairs, the large primary bedroom offers a walk in closet and a sitting area, along with a 4 piece ensuite. There are also 2 additional bedrooms, another full bathroom, and an upstairs laundry for added convenience. Also comes complete with a concrete driveway, 10 year new home warranty, and quick possession!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259701  |
| Price          | \$439,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,434     |
| Acres          | 0.07      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 328a Boutin Avenue |
| Subdivision | Hardisty           |
| City        | Hinton             |
| County      | Yellowhead County  |
| Province    | Alberta            |
| Postal Code | T7V0B4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

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

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 21                   |
| Zoning         | R-M1                 |

**Listing Details**

Listing Office                RE/MAX 2000 REALTY

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