

# \$345,000 - 105 Tamarack Avenue, Hinton

MLS® #A2219345

**\$345,000**

3 Bedroom, 1.00 Bathroom, 1,218 sqft

Residential on 0.16 Acres

Hardisty, Hinton, Alberta

Looking for a solid starter home or rental property? 105 Tamarack checks all the boxes! Offering 3 bedrooms and 1 4pc bathroom on the main floor, with a partially finished basement below, this home has the potential for some sweat equity while offering a solid main floor! A spacious living room greets you as you enter, followed by the dining space. Updated flooring and paint throughout, the kitchen looks onto your backyard. Down the hall are three good-sized bedrooms and the main 4-piece bathroom. This solid home still has the original hardwood floors underneath the new as well! The basement has some walls up and drywall hung, waiting for your finishing touches. This could be great for someone looking to either finish the space for an additional family room, bathroom, and a bedroom, or an investor thinking about a basement suite, as the stairs lead up to the back door. This home comes equipped with Central Air for those hot summer days! AC and Furnace are 2 years old. Hot water tank replaced in 2020, and roof redone in 2015. The deck and gazebo are new, offering a great outdoor space to enjoy. This house is solid and ready for its new owners!

Built in 1956

## Essential Information

MLS® #                      A2219345

Price                        \$345,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,218
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	105 Tamarack Avenue
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1C6

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Portable Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 9th, 2025

Days on Market            47

Zoning                        R-S2

### **Listing Details**

Listing Office               RE/MAX 2000 REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.