

# \$449,900 - 328c Boutin Avenue, Hinton

MLS® #A2270585

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,434 sqft  
Residential on 0.08 Acres

Hardisty, Hinton, Alberta

This brand new end unit triplex, built in 2025, features a large lot, modern 2 Storey design with an attached heated garage. It boasts a fenced, landscaped backyard, with a deck, providing added privacy and outdoor space. Inside, youâ€™ll find durable vinyl plank flooring throughout the main, open concept with bright white cabinetry thatâ€™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® #         | A2270585  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,434     |
| Acres          | 0.08      |



|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

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

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, 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          | Crawl Space                                                                             |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Landscaped, Lawn |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame       |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 1                   |
| Zoning         | R-M1                |

**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.