# \$269,000 - 126 Nickerson Avenue, Hinton

MLS® #A2249377

### \$269,000

3 Bedroom, 2.00 Bathroom, 1,072 sqft Residential on 0.08 Acres

Hardisty, Hinton, Alberta

This well-cared-for manufactured home offers a bright and functional layout with 3 bedrooms and 1.5 bathrooms, making it a great option for families, first-time buyers, or those looking to downsize.

Inside, you'II find fresh paint, updated flooring, and new paneling that give the home a modern, refreshed feel. The kitchen has been beautifully upgraded with refinished cabinets and new countertops, plus it comes complete with five included appliances. The primary suite features its own 2-piece bath and a spacious walk-in closet, while the main 4-piece bathroom provides excellent storage space.

Important upgrades have already been done, including on-demand hot water and furnace components replaced for improved efficiency and peace of mind. Over the years, the windows and shingles have also been replaced, making this home move-in ready.

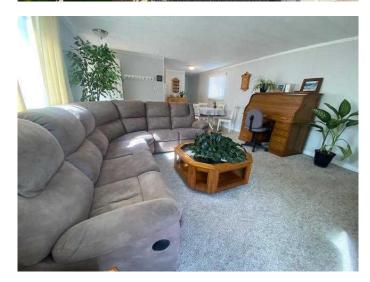
Outside, the fully fenced yard offers privacy and functionality, with a 12' x 10' powered shed that's ideal for storage or hobbies.

Best of all, you own both your home and the lot â€" meaning no pad rental or lot fees.

Located in the desirable Valley area, this home is affordable, practical, and full of







thoughtful updates.

#### Built in 1982

#### **Essential Information**

MLS® # A2249377
Price \$269,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,072
Acres 0.08
Year Built 1982

Type Residential Sub-Type Detached

Style Single Wide Mobile Home

Status Active

# **Community Information**

Address 126 Nickerson Avenue

Subdivision Hardisty
City Hinton

County Yellowhead County

Province Alberta
Postal Code T7V1A4

#### **Amenities**

Parking Spaces 2

Parking Pad, RV Access/Parking

#### Interior

Interior Features Built-in Features, Vinyl Windows

Appliances Dishwasher, Microwave Hood Fan, Range, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Garden, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed Foundation Piling(s)

#### **Additional Information**

Date Listed August 20th, 2025

Days on Market 78

Zoning R-MHS

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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