

# \$259,900 - 620 9 Street, Hines Creek

MLS® #A2255627

## \$259,900

4 Bedroom, 3.00 Bathroom, 1,200 sqft  
Residential on 0.17 Acres

NONE, Hines Creek, Alberta

Well-Maintained 4-Bedroom Bi-Level with 24 x 32 Shop & Private Yard Oasis

Welcome to this beautifully cared for 1,200 sq. ft. bi-level home offering 4 bedrooms, 3 bathrooms, and a functional layout perfect for families. Built in 1994 and thoughtfully maintained over the years, this home combines comfort, space, and exceptional outdoor living.



### Main Floor Highlights:

- Bright, spacious kitchen with ample cabinetry
- Adjacent dining area with room for family gatherings
- Large living room with gleaming hardwood floors
- Primary bedroom with 3-piece ensuite
- Second bedroom plus an additional 4-piece bathroom
- Wide hallways and stairways for an open feel

### Basement Features:

- Two generously sized bedrooms
- Full 4-piece bathroom
- Expansive open-concept family area perfect for a games room, media space, or pool table
- Utility room with space for crafts or hobbies

### Outdoor Living & Extras:

- Private backyard oasis with a massive composite deck and gas BBQ hookup
- Oversized 24' x 32' shop with paved driveway access
- Two storage sheds (10'x12' and 10'x20')
- Shingles replaced on house (2017) and shop (2020)
- New hot water tank (2019)

This property offers the perfect blend of indoor comfort and outdoor enjoyment, with the bonus of a versatile heated shop for work or play. A true must-see!

Built in 1994

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255627    |
| Price          | \$259,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,200       |
| Acres          | 0.17        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 620 9 Street       |
| Subdivision | NONE               |
| City        | Hines Creek        |
| County      | Clear Hills County |
| Province    | Alberta            |
| Postal Code | T0H 2A0            |

### Amenities

|                |                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                                                               |
| Parking        | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, On Street, Oversized, Parking Pad, Paved, Garage Faces Rear, Rear Drive, Side By Side |
| # of Garages   | 2                                                                                                                                                                                               |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                        |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | None                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full                                                                                                                                                     |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters, Storage                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Few Trees |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding                                                                  |
| Foundation        | Wood                                                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 60                   |
| Zoning         | R                    |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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