



**105 Wolf Willow Cove  
Hinton, Alberta**

**MLS # A2291816**



**\$560,000**

<b>Division:</b>	Terrace Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S3
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

This property is a court-ordered sale and is being sold as is, where is. The home offers a functional layout with 4 bedrooms and 4 bathrooms. The main floor features an open-concept kitchen, dining, and living room area, along with a convenient 2-piece bathroom and mudroom. Upstairs you'll find a spacious bonus room over the garage, three bedrooms, a main 4-piece bathroom. The large primary suite is complete with a walk-in closet and ensuite. The fully finished basement includes a fourth bedroom and a 3-piece bathroom, providing additional living space for family or guests.