



**189 Sitar Crescent  
Hinton, Alberta**

**MLS # A2295278**



**\$589,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Thompson Lake   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,236 sq.ft.  | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Enclosed, Garage Faces Front, Off Street, Parking |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, No Neighbours Behind                                 |               |                   |

|                    |                            |                   |             |
|--------------------|----------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | 13-51-25-W5 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-S3        |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks                |                   |             |

**Inclusions:** All existing furniture and furnishings located on the upper level of the property at the time of possession, including but not limited to beds, mattresses, television, and related items.

Located in the Thompson Lake area of Hinton, this well-maintained bi-level home offers convenient access to parks, shopping, walking paths, and a quiet community surrounded by trees, with no neighbours behind for added privacy. With 1,236 sq ft of above-grade living space, this detached home provides a functional layout ideal for families or investors alike. The home features a double attached garage along with a concrete driveway providing additional parking. Upon entering, you are welcomed by a good-sized foyer with stairs leading to both the upper and lower levels. Heading upstairs, the main level offers a bright and open layout with the living room with a gas fireplace flowing into the dining area. Large windows bring in plenty of natural light, creating a warm and inviting space. The kitchen is well laid out with ample cabinetry, counter space, and a functional connection to the dining area, with direct access to the rear deck. The upper level includes three bedrooms, including a spacious primary bedroom featuring a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Two additional bedrooms offer good space along with a 3-piece bathroom on the main level. From the dining area, step outside onto the rear deck overlooking a fully fenced backyard with no neighbours behind, backing onto trees and providing excellent privacy and a storage shed. The lower level, accessible from the foyer, is fully developed illegal suite and offers additional living space including a family room, three bedrooms, a 3-piece bathroom, kitchen area, and laundry space. A great opportunity for buyers looking for a spacious home in a desirable location with flexible living arrangements.