



**548 Mountain Street
Hinton, Alberta**

MLS # A2306998



\$420,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,187 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Attached Carport, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Sauna		

Inclusions: NONE

This solid home is located on the Upper Hill and has been occupied by the same owner since 1979. The bi-level floorplan features a bright and spacious living room, large dining area, and a functional kitchen. This space features lots of storage options including two large closets which serve as a pantry and a great place to put away larger cookware. Plus, there are patio doors off the dining room out to the private back deck. There are 2 large bedrooms on the main floor along with 1 on the lower level. The primary bedroom has a walk-in closet and 3pc ensuite, and the main floor also offers a laundry room and 4pc main bath. The lower level features a nice family room with a bar and wood fireplace and there's a cedar sauna in the basement bathroom. The attached 21'x23' garage is heated and accessed from the basement. In addition, there's an attached carport which benefits from asphalt and concrete parking space and the yard has been well maintained over the years with mature trees, a garden area, and some room for kids to play. Located just up the road from a school yard and playground and in close proximity to the beaver boardwalk, bike park, and Hinton's many miles of recreational trails.