



GRASSROOTS

REALTY GROUP

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#14 - 50511 HIGHWAY 16 E - MASKUTA ESTATES
Hinton, Alberta

MLS # A2310509



\$879,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,375 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.29 Acres		
Lot Feat:	Dog Run Fenced In		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRD
Foundation:	Preserved Wood	Utilities:	-
Features:	Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: HOT TUB

Discover the perfect blend of space, comfort and country living on 4.29 acres in desirable Maskuta Estates. This spacious 2 storey home offers a functional family friendly layout with room to grow, entertain, and relax. The main level features a welcoming living room with a gas fireplace, with patio doors looking out onto the lush property, a large kitchen with loads of counter space, dining room, convenient 2 piece bathroom, and a spacious primary bedroom complete with a 3 piece ensuite. An additional office/den on the main floor could easily serve as another bedroom or flex space to suit your needs. Access to the large attached garage can also be found on the main floor. Upstairs you'll find a family/bonus room, 3 additional bedrooms, and a full bathroom featuring a relaxing soaker tub and separate shower. The basement offers a media room, along with ample storage space and cold storage space. Outside enjoy your own private acreage retreat complete with a patio, hot tub and gazebo, firepit area, dog run, natural gas BBQ hook up, and two storage sheds. Numerous upgrades provide peace of mind, including all new triple pane windows, new exterior doors, updated water filtration and softener system, and a recently replaced boiler. Additional features include a whole home 22 KW generator system for power outages and a cell phone booster for enhanced connectivity. A rare opportunity to enjoy acreage living with upgrades and plenty of room for the whole family.