



**GRASSROOTS**  
REALTY GROUP

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**127 Sitar Crescent  
Hinton, Alberta**

**MLS # A2316223**



**\$564,900**

<b>Division:</b>	Thompson Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Many Trees, No Neighbours Be		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-S3
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** STORAGE SHED, PERGOLA

Located in a desirable neighborhood, this spacious and updated home offers 6 bedrooms and 3 bathrooms, perfect for a growing family. Situated on an oversized lot, the property features a massive backyard complete with a covered hot tub, treed fire pit area, and a large deck. The main floor has 3 bedrooms, including the primary suite with a 3-piece ensuite. The heart of the home is the renovated kitchen, offering ample storage, modern finishes, and a large eat-at counter, perfect for entertaining. Downstairs, you'll find 3 additional bedrooms, a 4-piece bathroom, and a cozy family room with a wood-burning stove. This home has tons of room to park an RV as well as an attached garage.