



**481 Mountain Street
Hinton, Alberta**

MLS # A2323136



\$489,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,367 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

This home is located in the highly sought after Hillcrest neighbourhood of Hinton, close to schools, the popular Beaver Boardwalk, the mountain bike park, and the disc golf course, currently ranked #6 in Alberta according to UDisc. Situated on a corner lot, this property offers more than 1,350 square feet of living space on each level. The main floor features a spacious open kitchen that flows seamlessly into the dining and living areas, creating an ideal space for family living and entertaining. Also on the main floor are three bedrooms, a full bathroom, a 2 piece ensuite in the primary bedroom, and the convenience of main floor laundry. The fully developed basement adds two more bedrooms for a total of five bedrooms, along with a large family room, a den, a 4 piece bathroom, and a separate walk up entrance, providing excellent flexibility for a variety of living arrangements. Outside, you will find a large covered deck, a spacious double detached garage, and plenty of parking for multiple vehicles and an RV. Recent updates include new shingles in 2023 and a hot water tank replaced in 2026. This home is ready for its next owners to put down roots and make it their own in one of Hinton's most desirable neighbourhoods.