



GRASSROOTS
REALTY GROUP

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137 Reimer Drive
Hinton, Alberta

MLS # A2323711



\$449,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	A-Frame		
Size:	1,241 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Gentle Sloping, Interior L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Subfloor, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Natural Woodwork		

Inclusions: n/a

Rare 2 Bedroom A-frame style home perfectly situated in Hillcrest featuring stunning views and a yard to die for! The main floor is bright and spacious boasting 896 Sq feet that houses 2 bedrooms, a large living room, dining area, kitchen and a 3 pc bathroom. This space is delightfully illuminated by a large wall of windows allowing the interior of the home to glow from the sun on the cedar finishings. This space is also kept cozy warm by wood stove as a supplemental heat source. Moving upstairs you will love the exceptionally large loft space that could be used as a master bedroom, work out area or office that over looks the gorgeous landscape. The basement is open and ready for any type renovations or finishings of your choosing. This basement could accommodate any type of renovations including additional bedrooms or kitchenette this could be an incredible space as it walks out to the pristine wilderness backyard. This home is full of potential and is located amongst the most desirable locations in Hinton on the upper hill and just a stones throw from the Beaver Board walk and nature areas.