



146 FULLER Place
Hinton, Alberta

MLS # A2326754



\$599,900

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|------------------|---|---------------|-------------------|
| Division: | Hillcrest | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,808 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.28 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, P | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-S2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Pantry | | |

Inclusions: BAR STOOLS

A Rare Opportunity in One of Hinton's Most Desirable Locations! Offering approximately 3,600 sq. ft. of beautifully maintained living space (1,800 sq. ft. on the main floor plus a fully developed walkout basement), this impressive 5-bedroom, 3-bathroom home is perfectly situated on an exceptional 0.28-acre lot backing directly onto park green space. Enjoy the feeling of acreage living while still having all the conveniences of town just minutes away. Designed with space in mind, this home features generously sized rooms throughout. The bright kitchen overlooks the backyard and opens onto the deck through recently replaced patio doors, creating the perfect space for entertaining or simply enjoying the peaceful views. The expansive living room is warm and inviting, featuring floor to ceiling front windows. The primary suite includes a private ensuite, while the main bathroom offers a relaxing soaker tub. The fully developed walkout basement adds incredible versatility, offering a spacious family room, a den that's perfect for a home office, gym, or hobby space, and direct access to the backyard. The basement also features updated flooring and a beautifully renovated bathroom completed in 2020, making it an ideal space for family living or guests. This home has seen numerous valuable updates over the years. In 2021, the shingles and eavestroughs were replaced. In 2024, the garage received a new overhead door, new drywall, added insulation, and a gas heater. Additional insulation was also added to the home's attic, improving comfort and energy efficiency. Permanent exterior LED lighting installed beneath the eaves allows you to customize the home's appearance with virtually any colour combination, making every holiday, celebration, or game day a little more special. Properties offering this much living space, an

oversized 0.28-acre lot, a walkout basement, and a setting that backs directly onto park green space are rarely available. If you've been dreaming of the privacy and feel of acreage living while remaining in town, this exceptional home is one you won't want to miss.