



GRASSROOTS
REALTY GROUP

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165 Hansen Drive
Hinton, Alberta

MLS # A2331857



\$565,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,494 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Central, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, Granite Counters, No Animal Home, Open Floorplan, Storage, Wet Bar		

Inclusions: Window Coverings / Appliances (Oven/stove, Dishwasher x2, Fridge x2, Washer/Dryer)

Visit [REALTOR® website](#) for additional information. Welcome to this beautifully fully renovated 5-bedroom, 2.5-bathroom bi-level home, perfectly situated in one of the area's most desirable neighborhoods. Offering approximately 2,800 sq. ft. split over two levels, this home will surely impress. 3 bedrooms on the main level and an open-concept layout, this home offers the perfect blend of style, comfort, and functionality. The bright and spacious living room is filled with natural light thanks to large south-facing windows, creating a warm and inviting atmosphere. The stunning kitchen features an oversized apron-front sink, ample workspace, and flows seamlessly into the main living and dining areas—ideal for everyday living and entertaining. A cozy wood-burning fireplace adds warmth and charm during the cooler months. Downstairs, you'll find additional living space complete with a stylish wet bar featuring granite countertops, making it the perfect spot to host family and friends. Step outside to enjoy the large backyard backing onto reserve land, offering added privacy. The covered deck provides the perfect place to relax or entertain, while the spacious 10' x 16' shed offers plenty of storage. A large driveway provides ample parking for vehicles, RVs, or guests.