



GRASSROOTS
REALTY GROUP

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402 Mountain Street
Hinton, Alberta

MLS # A2333940



\$449,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this well maintained family home in Hinton's highly sought after Hill District, just a short stroll from the renowned Beaver Boardwalk. The main floor features beautiful hardwood flooring throughout. The recently updated kitchen is designed for both everyday living and entertaining, offering abundant counter space and plenty of room to prepare meals. You'll also find a four-piece bathroom and three spacious bedrooms on the upper level, including the primary bedroom with a two-piece ensuite, providing a practical layout for families. The fully developed lower level boasts a cozy family room centered around a charming wood burning fireplace, perfect for relaxing on cooler evenings. A generous laundry and storage room provides excellent functionality, while convenient access to the attached single garage adds to the home's appeal. Step outside to enjoy a large deck overlooking a private, fully fenced backyard with plenty of space for children, pets, gardening, or summer gatherings.