



GRASSROOTS
REALTY GROUP

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**298 Mountain Street
Hinton, Alberta**

MLS # A2339389



\$484,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Fiber Optics, Garbage Collect
Features:	Storage		

Inclusions: Playhouse. Jungle Gym

A property suited for everyone! Whether you are just starting out, settling down or growing your family, there is plenty of room in this 5 bedroom home located in the Upper Hill area. Investment potential is also an option with the walk-out basement & hook ups are already installed for a 2nd kitchen. The main level features mountain views from the living room, a stylish kitchen with updated cabinets, countertops, backsplash & access to a deck & backyard. An ideal size for entertaining, the deck includes a gas line for the bbq & overlooks the fenced yard with mature trees, a playhouse & a 24 x 26 heated detached garage. A rear facing primary bedroom with a 2 piece ensuite, 2 more bedrooms & a 4 piece bathroom complete the main level. The walk-out basement is bright & spacious containing 2 more bedrooms, a laundry room & a 4 piece bathroom with soaker tub. For the family or visiting guests, alley access provides enough room for everyday vehicles & an RV. Situated in a great neighbourhood that offers amazing walking trails, the famous Beaver Boardwalk, Maxwell Lake, schools & just minutes to your shopping needs.