



**GRASSROOTS**  
REALTY GROUP

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**121 Talbot Drive  
Hinton, Alberta**

**MLS # A2341309**



**\$497,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                              |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bungalow                               |               |                   |
| <b>Size:</b>     | 1,234 sq.ft.                           | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn |               |                   |

|                    |                                  |
|--------------------|----------------------------------|
| <b>Heating:</b>    | Forced Air                       |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile |
| <b>Roof:</b>       | Asphalt Shingle                  |
| <b>Basement:</b>   | Full                             |
| <b>Exterior:</b>   | Brick, Stucco                    |
| <b>Foundation:</b> | Poured Concrete                  |
| <b>Features:</b>   | Bar, Separate Entrance, Storage  |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-S2 |
| <b>Utilities:</b> | -    |

**Inclusions:** Pool Table, All Furniture

A solid bungalow in a really great location. This one-owner home has been well-maintained over the years and features a private yard along with a heated double detached garage. Inside, the spacious bungalow layout offers a bright front living room and a large dining room. The kitchen is very functional with newer stainless appliances and a view into the back yard. The main level offers 3 bedrooms including the primary with double walk-through closets and a 2pc ensuite bath. The finished basement is set up as a great entertaining area with a large family room and adjacent rec room with wet bar and pool table. There is lots of character and a warm vintage feel in this part of the home. In addition, the lower level offers a big laundry room, 3pc bath, and a nook that could make for a perfect office space. Outside, the covered concrete patio with built-in BBQ is a great touch. The fenced yard is private and the 28'x26' garage backs onto the alley. Updates to this home include windows, furnace, shingles, central AC, and a gas fireplace insert in the basement. All of this on a quiet street on the Upper Hill close to a school and green space!