



GRASSROOTS
REALTY GROUP

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6, 465 MAKENNY Street
Hinton, Alberta

MLS # A2342118



\$324,500

Division:	Thompson Lake		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,242 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Preserved Wood
Features:	Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 1,350
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

Welcome home to this spacious 2 storey condo offering a fantastic layout! The main floor features a comfortable living room with a gas fireplace, a well appointed kitchen, and a dedicated dining area with access to the deck and fenced backyard backing onto trees. The home also offers convenient access to the attached garage from the main floor. Upstairs you will find 2 exceptionally large bedrooms, each offering the convenience of its own ensuite bathroom and walk in closet. The fully developed basement provides even more living space with a spacious family room, along with laundry, storage, and utility areas. upgrades include new hot water tank, rock fireplace accents, and all plumbing replaced with PEX. With generous room sizes, a treed backdrop, fenced yard, attached garage, and two ensuite bathrooms, this condo offers comfortable, low maintenance living with plenty of space to enjoy.