



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104 CHETAMON Drive
Hinton, Alberta

MLS # A2343864



\$374,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,200 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Asphalt, Garage Door Opener, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, No Back Lane, Rectangular		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-S2
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage		

Inclusions: CHAIR LIFT AS IS -NEEDS NEW BATTERIES FROM EECOL. WATER SOFTENER NOT FUNCTIONAL, AS IS.

Welcome to this well-loved five bedroom, two bath home in a fantastic valley location, close to schools, shopping, the recreation centre, trails & a wide range of everyday amenities. Owned & cared for by the same family for many years, this versatile property can be enjoyed as a spacious single-family home or take advantage of the added flexibility of the legal secondary suite, offering an excellent option for extended family, rental income or an up/down duplex configuration. The main level features a beautiful wood kitchen, lovingly custom designed & crafted by the owner, with abundant cabinetry & roughed-in plumbing for a dishwasher. Other improvements over the years include the replaced main sewer line, electrical, windows, lower-level flooring and downstairs bathroom. The home also features clay roof tiles installed in the late 1980s, a roofing material well known for its durability & ability to last for decades. Outside, you'll find a single detached garage, storage shed, additional parking & yard space. With five bedrooms, two bathrooms, a legal secondary suite & a convenient established location, this property offers plenty of possibilities for its next owner. Whether you're looking for a family home, multi-generational living or the flexibility of an income-producing suite, this valley property is well worth a look.