



GRASSROOTS
REALTY GROUP

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134 Clark Street
Hinton, Alberta

MLS # A2344622



\$442,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Native Plants		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Stone Counters, Storage, Vinyl Windows		

Inclusions: SHED

This single family home is nicely located on a quiet street in an established Upper Hill neighbourhood. It benefits from a large back yard and many recent updates including a professional kitchen renovation. The main level is bright and it offers a large front living room, spacious dining room with patio doors to the back deck, and the modern kitchen complete with new brushed stainless steel appliances and quartz counters. The main bathroom has also been nicely upgraded and there are two bedrooms upstairs plus two more in the basement. The lower level has several large windows giving it an open and bright feel. There is also a large family room downstairs along with a 3pc bath, storage, and laundry room. The exterior of this home has also been nicely fixed up with durability and fire resistance in mind. New shingles (2019) along with Hardie Board siding (2025) and Timbertech PVC decking (2026) are great features that are built to last. The back yard is fenced and the property features several flower beds, garden space, raised beds, and many perennials. This is a great home in a very nice area with a lot of quality features.