



GRASSROOTS
REALTY GROUP

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157 Rispler Way
Hinton, Alberta

MLS # A2346481



\$564,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,265 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Separate Entrance, Storage		

Inclusions: 2 Sheds, Shelves in Suite Dining Room

Tremendous opportunity! This fully developed home is nicely located on the upper hill and offers a legal basement suite. With 5 bedrooms, over 1250 square feet above grade, a fenced back yard, ample parking, and an attached double garage, this property is sure to check a lot of boxes. On the main floor, the kitchen, living room, and dining room are at one end and there are 3 bedrooms at the other. The massive primary bedroom features a renovated 3pc ensuite bathroom and plenty of closet space. There is also a full bath on this level complete with separate laundry from the basement. Step out onto the raised back deck from the dining room to enjoy a northwest exposure and an incredible view. A kitchen island, vaulted living room ceiling, and large windows are a few more great features on the upper level. Downstairs, the walkout basement offers a fully equipped kitchen, dining area, family room, and 2 bedrooms. Plus, there's a laundry room and nicely updated bathroom. The basement is bright and is set up to generate revenue or give space for multi-generational living. Outside, the paved asphalt driveway has room for 3 vehicles including an RV. Plus, there's exposed aggregate concrete walk-ways, front steps, and back patio and a nicely landscaped back yard. A unique home, great location, and loads of upside!