



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**168 Sitar Crescent
Hinton, Alberta**

MLS # A2346656



\$359,900

Division:	Thompson Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,122 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Storage shed

This well-maintained half duplex offers plenty of space, flexibility and an excellent location in Thompson Lake. The main level features three bedrooms, including a primary bedroom with a three-piece ensuite, plus a second full bathroom. The kitchen has all new appliances installed in 2021, and the home also features a newer hot water tank and roof, both completed in 2021. The fully developed basement adds even more living space with a cozy gas fireplace, three-piece bathroom and laundry room. With separate access through the rear attached, heated, double car garage, the basement offers excellent flexibility for a variety of uses. Outside, there is plenty of parking with front-access parking as well as additional alley parking. Located near a brand new playground structure and close to walking trails and the creek, this is a great opportunity to enjoy a comfortable home in a desirable neighbourhood. Some photos edited for staging purposes.