



GRASSROOTS
REALTY GROUP

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**111 Shillbeer Cove
Hinton, Alberta**

MLS # A2348619



\$499,000

Division:	Hardisty		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,150 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

A rare find! This spacious 5 bedroom home sits on a massive pie-shaped lot and is complete with a triple attached garage. Through the front door, you're greeted by a large entry way that's open to the bright front living room. This main level features the kitchen at the rear along with a more formal dining space and a breakfast nook. The kitchen is functionally set-up with plenty of counter and cupboard space and newer stainless appliances. From the main floor, you can either go to the upper level with 3 bedrooms or down to the huge sunken family room with a gas fire place. All 3 bedrooms upstairs are a good size and the primary features a full ensuite bathroom and deep double closet. This level also offers a second 4pc bath. Along with the family room on the lower level, there's a bedroom, 2pc bath, access to the garage, and nicely located laundry room. This home keeps going to a 4th basement level which has the 5th bedroom, a large rec space, and a huge 4' crawl space with room for all the off-season storage. Outside, the pie-shaped lot makes for a large, private back yard with lots of greenery. There is a deck and flowerbeds and the yard is fully fenced. The 3 bay garage has a pull-through bay and the front driveway is paved. There's space for trailer parking and this home is located on a small, quiet cul-de-sac in the popular East Hardisty neighborhood. A large family home with space to grow!