



GRASSROOTS
REALTY GROUP

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**139 Cheviot Drive
Hinton, Alberta**

MLS # A2351016



\$419,900

Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: none

Charming, spacious, and ideally located! 139 Cheviot Drive sits on one of Hinton Hill's most desirable streets, within walking distance to a school and shopping. This 5 bedroom, 3 bathroom home offers over 1,370 sq. ft. on the main floor, plus a fully developed basement. The main level features a bright kitchen and dining area, large living room with wood burning fireplace, 3 bedrooms, and a 2 piece ensuite off the primary. Downstairs offers 2 additional bedrooms, a 3 piece bath, spacious rec room with wood burning stove, slate flooring, and a bar with wine cellar. Enjoy mountain views from the impressive 32' x 26' deck overlooking the fully fenced yard. The basement provides walkout access to a heated 24' x 26' attached double garage. Recent upgrades include windows (2014), shingles (2022), and central air (2022). A fantastic family home with space, character, and plenty to offer don't miss it!