



GRASSROOTS
REALTY GROUP

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**517 Mountain Street
Hinton, Alberta**

MLS # A2223266



\$439,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Gazebo

Welcome to this inviting 4-bedroom, 2.5-bathroom home nestled in the sought-after Upper Hill area of Hinton. Boasting a generous 24x26 garage, this property offers both comfort and functionality. The backyard is a true gem—a peaceful retreat featuring mature trees, a greenhouse, and raised planter boxes, perfect for gardening enthusiasts or simply enjoying nature’s beauty. Inside, the main floor offers a bright and open kitchen and dining area, ideal for family gatherings and entertaining. You’ll find three well-sized bedrooms, along with a refreshed 4-piece main bathroom. The primary bedroom includes its own 2-piece ensuite for added convenience. Downstairs, a massive fourth bedroom awaits, complete with a private 4-piece ensuite, making it a great option for guests or a luxurious private suite. The spacious family room is ready for a wood stove to create a cozy ambiance, while a dedicated laundry room and storage area complete the lower level. This home has everything you need and more—don’t miss your chance to make it yours!