



**GRASSROOTS**  
REALTY GROUP

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**120 Old Cove  
Hinton, Alberta**

**MLS # A2230914**



**\$535,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, No Neighb		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** Shed, wood Shed, window coverings

If you're looking for an extremely well-kept home in a fantastic neighborhood, look no further than this stunning bi-level located on a quiet, family-friendly cul-de-sac. Situated on a pie-shaped lot, this property boasts impeccable landscaping featuring mature fruit trees, a beautiful fire pit area, and an oversized deck—perfect for hosting any backyard gathering. Inside, the home has seen many updates, including hardwood flooring, stone countertops, and more. The main floor offers three generously sized bedrooms, including a spacious primary bedroom with a fully renovated ensuite showcasing a gorgeous walk-in shower. The fully finished lower level includes a large bedroom that could easily be transformed into a second living space or divided into two functional rooms. This level also features a full 4-piece bathroom, a laundry room, and access to the massive 24x28 two-car garage. This home is in immaculate condition and must be seen to be truly appreciated!