



GRASSROOTS
REALTY GROUP

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7, 465 Makenny Street
Hinton, Alberta

MLS # A2240212



\$284,900

Division:	Thompson Lake		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,237 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Mixed, Wood Frame
Foundation:	Wood
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 1,000
LLD:	-
Zoning:	R-M2
Utilities:	-

Inclusions: n/a

Spacious 2 Bedroom, 3 Bath Condo in Sought-After Thompson Lake Area – Hinton, AB Welcome to this 2-bedroom, 3-bathroom condo ideally located in Hinton's desirable Thompson Lake area. Enjoy the best of outdoor living with parks, trails, and natural beauty just steps from your front door. Inside, you'll find a bright and spacious main floor, featuring a generous living room complete with a cozy gas fireplace—perfect for relaxing evenings. The functional galley-style kitchen offers plenty of cabinetry and counter space, seamlessly connecting to the dining area. From here, patio doors lead out to a private backyard with a deck and peaceful green space beyond—ideal for entertaining or enjoying a quiet morning coffee. Upstairs, the primary suite is impressively large, offering a walk-in closet and a full 4-piece ensuite. A second spacious bedroom and another 4-piece bathroom complete the upper level, providing comfort and flexibility for families, guests, or a home office setup. Additional features include a double car garage and an undeveloped basement, offering plenty of potential to create additional living space tailored to your needs. Don't miss your chance to own this fantastic home in a nature-rich, family-friendly neighborhood!