



GRASSROOTS
REALTY GROUP

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133 CHEVIOT Drive
Hinton, Alberta

MLS # A2249271



\$470,000

Division:	Mountain View		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,026 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement appliances (fridge, stove, dishwasher).

5 Bedroom home on the lower hill, with income potential and a double detached garage. This home has received many updates including a metal roof, new vinyl siding, windows, doors, laminate flooring, newer furnace, hot water tank, and kitchen appliances. The basement features a legal basement suite equipped with its own kitchen, 2 bedrooms, and a 3 pc bathroom. Upstairs you will find three more bedrooms and a 4pc bathroom. Step out onto the back deck for mountain views overlooking your 24x28 garage. The garage has a new roof, and is accessible through the back alley. This is a great location, walking distance to shopping, schools, and the playground.