



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**17, 465 Makenny Street
Hinton, Alberta**

MLS # A2256780



\$264,900

Division:	Thompson Lake		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,244 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Garden, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,000
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M2
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

This well-maintained home is perfect for those seeking low-maintenance living without compromising on comfort or amenities. With space for two vehicles in the driveway and an attached single-car garage, parking is never an issue. Out back, enjoy a private, fenced yard complete with a raised garden bed and a deck ideal for BBQing or soaking up the sun. Inside, the main level offers a spacious living room with a cozy gas fireplace, a well-appointed kitchen with ample counter space, a generous dining area with direct access to the backyard via patio doors, and a convenient 2-piece bathroom. Upstairs, you'll find a primary bedroom with a 4-piece ensuite and walk-in closet, along with two additional bedrooms and another full 4-piece bathroom. The fully finished basement adds even more living space, featuring a comfortable family room, a laundry room, and a storage room.