



GRASSROOTS
REALTY GROUP

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**122 Muldoon Crescent
Hinton, Alberta**

MLS # A2257651



\$630,000

Division:	Eaton		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,347 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-S2
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

The ultimate family home for the established or growing family! Space for everyone with 5 bedrooms & 3 bathrooms. As you arrive, the entry is spacious with access to the attached, heated garage. A few stairs up takes you to the open layout with vaulted ceilings & hardwood flooring in the kitchen, dining & living room. The kitchen includes stainless steel appliances, island, stylish backsplash & oak cabinets. After meals the family can entertain in the living room & admire the rock feature wall & fireplace. From the dining room there is access to the enclosed back entry that leads to the large deck & fenced yard with firepit. 2 bedrooms & a 4 piece bathroom complete the main level. The primary room has a level of its own featuring a walk-in closet & 4 piece ensuite. 2 additional bedrooms, a 4 piece bathroom & family room in the basement give further space for guests or added family. Under-stair storage inside & a sizeable storage shed outside is convenient for all your extra belongings. There is ample room to park your everyday vehicles & a separate drive to store almost any size RV. Situated in a great family neighbourhood & walking distance to the local trails. Minutes to all shopping, schools & amenities.