



GRASSROOTS
REALTY GROUP

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**106 Borys Place
Hinton, Alberta**

MLS # A2259024



\$572,500

Division:	Thompson Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-S2
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage		

Inclusions: n/a

Stunning 5-Bedroom Home on a Quiet Cul-de-Sac in Hinton's Desirable Thompson Lake Area This impeccably maintained home offers the perfect blend of elegance, comfort, and smart design—tucked away on a peaceful cul-de-sac in the highly sought-after Thompson Lake neighborhood. From the moment you arrive, the pride of ownership is clear. The exterior and interior have been freshly painted, and the double concrete driveway adds to the home's pristine curb appeal. Step inside and you'll immediately feel the warmth and functionality of this spacious 5-bedroom, 3-bathroom home. The heart of the main floor is a bright, beautifully laid-out kitchen with an eating nook—designed for both everyday living and entertaining. Large windows frame views of the backyard oasis, where a huge deck, second deck with gazebo, and meticulously landscaped yard with mature perennials await. Two sheds provide abundant storage for all your outdoor tools and toys. The living and dining area is open, airy, and full of natural light, anchored by a cozy gas fireplace. The spacious primary suite includes a private 3-piece ensuite, while two additional bedrooms and a full 4-piece bath round out the main level. Downstairs, the fully finished lower level is a standout feature—boasting a massive family room, two more generous bedrooms, and a luxurious bathroom complete with a deep soaker tub and laundry area. With two newer hot water tanks, filling that tub is always fast and easy. Enjoy peace of mind and energy efficiency with a newer furnace, air conditioner, and electrostatic air cleaner. The home is also equipped with a state-of-the-art Telus Smart Home Security System, giving you remote control of the thermostat, alarm system, locks, and exterior lighting—all from your smartphone. This exceptional property offers incredible value,

space, and modern convenience in one of Hinton's most desirable communities. Homes like this don't come around often.