



**GRASSROOTS**  
REALTY GROUP

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**110 Cheviot Drive  
Hinton, Alberta**

**MLS # A2259328**



**\$489,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, No Neighbours Behind		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Laminate, Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, Partial		
<b>Exterior:</b>	Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Bar		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-S2		
<b>Utilities:</b>	-		

**Inclusions:** Camera System

Welcome to this Well kept bi-level home located on the highly desirable Cheviot Drive. Situated on a large, deep lot, this property offers an abundance of space both inside and out. The massive driveway and attached double garage provide ample parking perfect for RVs or multiple vehicles. Step into the generously sized backyard, featuring mature trees, a large deck ideal for entertaining, and an expansive storage area built beneath the deck. Inside, the main level features three spacious bedrooms, a full 4-piece bathroom, and a bright living room with west-facing views. The kitchen offers plenty of space and flows seamlessly into the adjoining dining area. A standout feature of this floor is the convenient main floor laundry room an excellent option for busy families or those seeking one-level living. The lower level offers even more living space with a large family room, complete with a cozy fireplace and built-in bar ideal for relaxing or hosting guests. You'll also find a 3-piece bathroom on this level. Direct access to the garage from the basement adds to the functionality of this well-designed home. This property combines space, comfort, and a prime location an excellent opportunity not to be missed!