



GRASSROOTS
REALTY GROUP

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**124 Seabolt Crescent
Hinton, Alberta**

MLS # A2260147



\$549,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,200 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, Laminate Counters, Sauna, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Piano, Shed		

Welcome to 124 Seabolt Crescent – a lovely, unique home located on a quiet street. Upon entering, you will find a large, tiled entryway that leads into the living room which is complete with a piano & a fireplace, the formal dining room, beautiful kitchen & family room. Or, turn the other way and it takes you to a main floor bedroom, a bath/laundry room, and the attached garage. The living room & dining rooms feature vaulted, pine wrapped ceilings. There are lots of windows allowing tons of light into the home. The kitchen is well appointed with lots of cabinets, an island & a lunch-counter that overlooks the family room, perfect for eating, or doing homework/computer work at. The kitchen overlooks the family room, which has a fireplace & French door to the patio in the fenced back yard. Upstairs you will find a big main bath, two bedrooms, plus a HUGE master suite with another wood-burning fireplace. The master suite features a walk-in closet and a nice 3 pc ensuite, and corner windows. Downstairs has high ceilings and features the utility room, another family/TV room, a flex space to be used as a den/office/exercise room, and a big storage room complete with shelves. There is also a single-car garage, nice backyard and a concrete driveway. Lots of curb appeal here - mature blue spruce trees & a flowerbed in the front yard. Recent upgrades include a beautiful front door, hot water tank (2018), dishwasher, stove, microwave, and recently painted exterior. The home is clean and ready to move into.