



GRASSROOTS
REALTY GROUP

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10602 100 Ave
Hythe, Alberta

MLS # A2261316



\$319,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Concrete, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	ICF Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: large desk in basement

Located in a quiet cul-de-sac in the lovely Hamlet of Hythe, this charming 5-bedroom, 2.5-bathroom home offers space, comfort, and exceptional curb appeal. The unique two-storey layout is filled with natural light, creating a bright and welcoming atmosphere throughout. The main floor features a functional design with generous living and dining areas, perfect for both everyday living and entertaining. Upstairs, you'll find comfortable bedrooms, while the fully developed basement provides additional living space ideal for a family room, home office, or guest area. Outside, the beautifully landscaped pie-shaped yard offers privacy, fire pit area and large garden area. Whether you're enjoying morning coffee on the deck or hosting summer gatherings, the yard feels like your own private retreat. An attached garage with lots of shelving adds convenience and completes this wonderful package. A truly inviting home in a peaceful setting — perfect for anyone looking to enjoy small-town living at its best!