



GRASSROOTS
REALTY GROUP

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**107 Shillbeer Cove
Hinton, Alberta**

MLS # A2262636



\$399,000

Division:	Hardisty		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: pool table

Charming Family Home in a Prime Location! Welcome to this inviting 3-bedroom home ideally situated close to parks, trails, transit, and shopping—everything you need is right at your doorstep! The main floor features a bright and functional layout, including a spacious primary suite complete with a 3-piece ensuite and walk-in closet. The kitchen and eating area open directly onto a nice deck overlooking the huge, fully fenced backyard—perfect for entertaining, gardening, or enjoying family time outdoors. An attached double garage provides convenience and extra storage, while the full undeveloped basement offers endless potential to create additional living space tailored to your needs. This property combines comfort, location, and opportunity—ready for you to make it your own!