



GRASSROOTS
REALTY GROUP

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**151 Rispler Way
Hinton, Alberta**

MLS # A2262767



\$509,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-S2
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers		

Inclusions:	N/A
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This spacious 5 bedroom bungalow is located on the upper hill and it offers a walk-out basement along with a double attached garage. Upstairs, there's a large front entry way that's open to the bright living room. The dining room and kitchen are tucked around the corner and this main living space benefits from a nice, functional layout that's great for family gatherings and entertaining guests. The back of this home faces west toward the mountains and evening sun. There's a raised deck accessed though patio doors from the dining room and the main level also features a nice sized mud room off the garage. There are 3 bedrooms upstairs and two in the basement. The primary offers an ensuite bath, walk-in closet, and patio doors out to the deck. The walk-out basement is finished and along with the 4th & 5th bedrooms, it features a massive rec room, laundry, storage, and full bathroom. This property has a fully fenced back yard with a patio & firepit area, large front driveway, and a great location close to schools, trails, and green space.