



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

396 MOUNTAIN Street
Hinton, Alberta

MLS # A2268782



\$389,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,192 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Slab	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions: STORAGE SHEDS

Discover this unique 2 Storey home offering exceptional flexibility and room for everyone! The main level features a bright living room, cozy family room with a fireplace, dining area, and a functional kitchen with loads of cupboard space, and patio doors leading out to a fully fenced yard. You'll also find a bathroom, laundry, a den which could be easily a 5th bedroom, and an additional flex space - perfect for a home office or playroom. Upstairs offers four generous bedrooms including a primary suite with a walk in closet and ensuite, plus another 4 piece bathroom. Enjoy the large front patio, triple concrete driveway, two storage sheds, and large backyard. Ideally located just steps from the Beaver Boardwalk and the local bike park - a fantastic home for families and outdoor enthusiasts alike!