



GRASSROOTS
REALTY GROUP

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152 SHERWOOD Drive
Hinton, Alberta

MLS # A2270305

\$499,000



Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detach		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Fruit Trees/		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-S2
Foundation:	Block, Combination, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

WELL KEPT LOW MAINTENANCE BUNGALOW IN DESIRABLE QUIET LOWER HILL LOCATION , CLOSE TO SHOPPING AND HIKING TRAILS. BRIGHT FUNCTIONAL KITCHEN WITH LOTS OF WOOD CABINETS AND A PANTRY FOR STORAGE , 2 GOOD SIZED BATHROOMS , 2 BEDROOMS UP AND A THIRD IN THE BASEMENTMETAL ROOF , NICELY FINISHED EXTERIOR AND LANDSCAPING, FRUIT TREES AND HUGE 7' X 50 ' CUSTOM GARDENING AREA.... FULL RV HOOK UP WITH 50 AND 30 AMP SERVICE ***** MUST SEE HUGE 2 STORY GARAGE 32' X 36 WITH 12 X 14 , 12 X10 DOORS AS WELL AS 2 MANDOORS, 16FT HIGH WALLS' AND SHOP... HEATED FLOORS WITH KITCHEN AND 2 PIECE WASHROOM WITH SHOWER .2 BACK UP FURNACES , 40 GAL HOT WATER TANK AND AN UPRIGHT COMPRESSOR THAT IS PIPED TO BOTH SIDES OF THE BUILDING. 200 AMP BREAKER PANEL WITH WELDING PLUG AND 220 OUTLETS **SECOND FLOOR OVER SECOND PARKING GARAGE IS ROUGHED IN ,CURRENTLY BEING USED FOR STORAGE AND FURNACE BUT WITH A LITTLE TLC