



GRASSROOTS
REALTY GROUP

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10, 465 Makenny Street
Hinton, Alberta

MLS # A2270818



\$335,000

Division:	Thompson Lake		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,251 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,000
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-M2
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions:	n/a
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This townhouse-style condo has been professionally renovated to create an open main floor living space. Unlike most other units in this popular development, this one offers a kitchen that is open to the living room and dining room - a great floorplan for gathering with family and friends. The kitchen offers a large island and from this space, you can see through to the back yard with green belt behind. The living room has a gas fireplace and there's a 2pc bath on this level, along with access to the 2 car garage. The large lot at the end of the complex is fenced and offers a deck plus ample extra parking in the front driveway. Upstairs, there are two bedrooms, the primary features an ensuite with soaker tub and separate shower and there's a second full bath on this level as well. Each bedroom is spacious with lots of walk-in closet space. The developed lower level offers a large family room with a second gas fireplace, a couple of storage room options, and the laundry room combined with a 2pc bath. Additional features of this property include central AC, a brand new furnace, and a newer hot water tank. A tremendous opportunity to get into the busy Hinton real estate market!