



**GRASSROOTS**  
REALTY GROUP

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**104 Mistaya Road**  
**Hinton, Alberta**

**MLS # A2278640**



**\$537,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,568 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to 104 Mistaya Road, a hidden gem nestled on a cozy cul-de-sac in Hinton's desirable Valley District. This charming and spacious home offers character, comfort, and versatility — perfect for families or those looking for income potential. The main floor features a bright and open layout with a large kitchen complete with a breakfast bar island, stone countertops, and ample cabinetry. The dining and living areas flow seamlessly together, divided only by a stunning three-sided gas fireplace that adds warmth and elegance. A sunken family room provides the perfect space for gatherings and offers direct access to the backyard oasis, which includes a covered gazebo-style deck, a patio, and beautifully landscaped grounds. This level also includes a bedroom (or office), a three-piece bathroom, and main-floor laundry for added convenience. Upstairs, the home offers a unique double-primary layout, creating flexible living options. The current owners have utilized one of the spacious bedrooms as a licensed Airbnb suite, featuring a private exterior entrance via an upper-level deck and stairs, a walk-in closet, den area, and a luxurious ensuite. The second bedroom on this level is equally generous in size and has access to a large four-piece bathroom. The partially developed basement includes multiple storage areas and a large open space currently used as a family room, with windows already in place offering the potential to add additional bedrooms or customize the space to suit your needs. Additional features include an attached double garage with main-level access, beautiful landscaping, and a peaceful cul-de-sac location. With its thoughtful design and income potential, this charming home in Hinton's Valley District is truly a must-see.

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