



GRASSROOTS
REALTY GROUP

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**124 Cheviot Drive
Hinton, Alberta**

MLS # A2279263



\$549,000

Division:	Mountain View		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street, Parking Pad, RV Access/		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: N/A

This 4 bedroom bi-level home sits in a tremendous lower hill location on one of the largest residential lots in the community. The nicely maintained home is fully developed and has been updated and gently lived in. Maple hardwood and slate flooring on the main level, a renovated kitchen, and revamped bathrooms are among the features. The back entry offers a landing with immediate access into the basement - a nice layout for someone who may consider adding a suite. There are 2 bedrooms upstairs including the master with 2pc ensuite. The lower level is bright with large windows and it offers 2 more bedrooms and a massive family room with a pellet stove. However, the back yard may be the best highlight of this property. With a lot that measures more than 225' in depth, the outdoor space is expansive and private with many mature trees, a deck and patio, and fully fenced. Backing onto green space, this property has direct access to one of many town recreational trails. And finally, there's a heated 32'x32' shop at the back of the property. This structure requires some work but could be a great sweat equity project - it will be sold "as is". Centrally located and close to schools, parks, and other amenities, this property is a great opportunity.