



**3126 Bradwell Street  
Hinton, Alberta**

**MLS # A2282973**



**\$489,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Thompson Lake  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,365 sq.ft.   | <b>Age:</b>   | 1990 (36 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Off Street, On Street, Oversized, Parking Pad, Paved |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard  |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile, Vinyl                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | R-S3 |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, Soaking Tub, Walk-In Closet(s) |                   |      |

**Inclusions:** All existing furniture, televisions, beds and mattresses currently on the property at time of possession. Move in Ready home.

Located in the Thompson Lake area of Hinton, this well-maintained bungalow offers convenient access to parks, shopping, walking paths and community surrounded by trees. With 1,365 sq ft of above-grade living space, the property provides a spacious layout and has been thoughtfully set up as a successful AIRBNB opportunity. A front deck welcomes you to the main entrance and provides an inviting outdoor sitting area before stepping inside. The foyer offers a comfortable landing space with convenient access to the main living area and the staircase leading to the fully developed basement. The main floor features an open concept between living room and dining area with large windows allowing plenty of natural light. The kitchen includes L-shaped island with breakfast bar with seating, connecting seamlessly with the main living space. The main level features two spacious bedrooms, including large master bedroom with walk-in closet and 4 piece en-suite including separate shower, and soaker tub. A second bedroom is well sized with good closet space, and an additional full bathroom which is also located on the main level. A door from the living area leads to the rear deck overlooking the fully fenced backyard with fire pit and rear alley access. A paved parking pad provides ample off-street parking. The fully finished basement offers an illegal suite including, additional living space with a large family room featuring a gas fireplace. The lower level also includes two additional bedrooms, a 3-piece bathroom, a second kitchen area, and laundry space. The property is being sold fully furnished, providing a turnkey opportunity for buyers seeking a furnished residence or AIRBNB rental setup.