



**435, 700 Carmichael Lane
Hinton, Alberta**

MLS # A2287271



\$249,900

Division:	Mountain View		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	2,305 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

If you're looking to right-size into single-level living without sacrificing square footage, this exceptional home in a beautiful park setting backing onto green space is the perfect fit. Located in a 40+ park that does not allow pets, this community offers a quiet and well-maintained environment. Offering an impressive 2,305 sq ft, this property delivers space, comfort, and a layout designed for easy living. The heart of the home features a large open kitchen that flows seamlessly into the dining area, overlooking the bright living room with expansive windows that showcase the stunning backyard and deck. Natural light pours in, creating a warm and inviting atmosphere throughout the main living space. On one side of the home, you'll find two generously sized bedrooms and a 4-piece bathroom, ideal for guests or family. The true highlight is the absolutely massive family room, complete with windows on three sides and garden doors leading directly to the back deck—an incredible space for entertaining or simply enjoying the peaceful surroundings. Privately situated on the opposite end of the home is the oversized primary suite, featuring a huge 5-piece ensuite and an impressive walk-in closet with dual entry doors. This home must be seen to be fully appreciated for its exceptional layout and size. Additional updates include a newer furnace (2023), central air conditioning, and a hot water tank replaced in 2024.