



**168 Sitar Crescent
Hinton, Alberta**

MLS # A2298474



\$389,900

Division:	Thompson Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,128 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: N/A

This great half-duplex is nicely located in the Thompson Lake subdivision. 3 bedrooms and 3 bathrooms with a bright fully finished basement, this property is move-in ready. There are new appliances in the kitchen, new shingles, and a new hot water tank (all done in 2021) and some flooring and paint have been updated. The large primary bedroom is at the rear of the home and features a 3pc ensuite bath and spacious walk-in closet. The front living room is bright and benefits from an open concept through to the dining room and kitchen. The lower level offers a large family room with gas fireplace and a large window, laundry room, and a bathroom. Plus, this level has access to the heated double attached garage. There is room for parking in front of the garage off the back alley and a nicely landscaped front yard. Located close to trail access and green space.