



**110 Muldoon Crescent  
Hinton, Alberta**

**MLS # A2303645**



**\$559,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Eaton   |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                   |               |                   |
| <b>Size:</b>     | 1,422 sq.ft.  | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.17 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard   |               |                   |

|                    |                  |                   |      |
|--------------------|------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood | <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>   | Kitchen Island   |                   |      |

**Inclusions:** Window Coverings, shed, Gazebo

If you're looking for a well-appointed family home on one of Hinton's most desirable streets, this one is worth a closer look. This modified bi-level offers an exceptional layout, featuring a spacious open-concept living area on the main floor, along with two bedrooms and a full 4-piece bathroom tucked away for added privacy. Just a few steps up, you'll find the primary suite, complete with a 4-piece ensuite that includes a relaxing soaker tub and a generously sized closet. The fully developed basement adds even more living space with two additional bedrooms (five total), a large family room, laundry area, and a 3-piece bathroom—ideal for a growing family. Outside, the landscaped backyard is set up for enjoyment with a deck, fire pit area, and garden space. There's also ample room alongside the home to accommodate RV parking of virtually any size. A thoughtfully designed home in a fantastic location—this is one you won't want to overlook.