

452 Mountain Street
Hinton, Alberta

MLS # A2203676



\$415,000

Division:	Mountain View		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,278 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Central, Fireplace(s), Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Central Vacuum, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-S3

Utilities: -

Inclusions: Garage refrigerator

Stylish Half Duplex in Prime Hill Location This beautifully designed 1.5-story half duplex offers 1,278 sq. ft. of modern, open-concept living, enhanced by impressive vaulted ceilings that create a bright and airy atmosphere. The main floor features a spacious living room, a well-appointed kitchen with ample cabinetry, and a generous dining area—perfect for entertaining. A convenient half-bath, laundry room, and direct access to the attached double garage add to the home’s functionality. Step outside to enjoy the fully fenced backyard, complete with a deck for outdoor relaxation. Upstairs, the inviting primary suite boasts double closets and a private 4-piece ensuite. Two additional bedrooms and another full bathroom complete the second level. The fully developed basement offers incredible versatility, featuring a large fourth bedroom, a cozy family room, and abundant storage space. The home also includes a double attached garage and a spacious concrete driveway, providing ample parking. Situated in a desirable hill location, this property offers both comfort and style in a fantastic neighborhood. Don’t miss this exceptional opportunity!!