

122 GUIMOND Place
Hinton, Alberta

MLS # A2161663



\$635,000

Division:	Terrace Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,426 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Garden, No Neighbours Behind, Landscaped,		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Pantry, Storage		

Inclusions: suite furniture

This one of a kind 2006 Custom Built home comes loaded with extras including a 28 X 32.5 Heated shop with living quarters above. Located in a quiet Cul-De-Sac close to all amenities, this home is a must see! The main floor features a tiled entryway with access to the attached garage, open concept living/dining room, and kitchen make this a great space for entertaining. The kitchen boasts high end appliances, gas stove, garburator, large pantry, stone countertops, and tile backsplash. Doors leading out to a 3 season sunroom with winter support beams, and a gas line for the BBQ. Well located primary bedroom, with access to a full bathroom with a stand alone soaking tub. Convenient laundry room can also be found on the main floor. Upstairs is another bedroom with vaulted ceilings, closet space and a 3 piece ensuite. The developed basement features In floor heat throughout with a new boiler, New vinyl plank flooring, 2 more bedrooms, walk-out to the back yard, full bathroom with soaking tub, walk in pantry, and large family room. The Shop has been thoughtfully designed with access to a fully contained heated suite, with a 3 piece bathroom. Additional features of the shop include; 2-220 plugs, air cleaner, 3 man doors, room to expand overhead door, new boiler (2022), in floor heat, overhead heat, and tons of parking at the front and access to the back. The back yard is fully fenced, with gardens, greenhouse, enclosed storage, raspberry bushes, firepit, walking trails out the gate, and mature landscaping. Additional upgrades to the home: Water filtration system, Hot water on demand (2022), heat exchanger, hot and cold taps in garage, and a new fence on the east side.