

**170 Sitar Crescent**  
**Hinton, Alberta**

**MLS # A2163251**



**\$350,000**

<b>Division:</b>	Thompson Lake		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-S3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers		

**Inclusions:** NA

Nicely located half-duplex on a quiet street in the Thompson Lake neighborhood. Sitting on a corner lot with back alley access, this home has been gently lived-in and well maintained. The 3 bed and 2 bath main level includes the primary bedroom with a 3pc ensuite and large walk-in closet. The living room is at the front and has large south-facing windows allowing plenty of sun light in. The kitchen is functionally laid out with ample cupboard space and a breakfast bar. The dining room is between the kitchen and living room - a nice open concept that's great for entertaining guests. A developed lower level features a large family room, laundry with a 2pc bath, and utility room. Plus, there's access into the double attached garage. Outside, the nicely landscaped corner lot has trees and a well-kept lawn along with lot of parking and room for a trailer off the back alley.