

**129 Pembina Avenue  
Hinton, Alberta**

**MLS # A2164019**



**\$489,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Shed (x2)

Welcome to 129 Pembina Ave! This stunning Victorian home has been kept in immaculate condition. Stepping through the front door you are greeted by a spacious living room that flows nicely into a large kitchen and dining room. As an added bonus, the living room features a west facing window with a mountain view, and the kitchen has patio doors leading to a covered patio in the private backyard. Upstairs you will find a generous master bedroom with an attached 5 piece bathroom and tons of closet space, as well as an additional bedroom. The basement features a cozy family room with a wood burning fireplace and another bedroom. In the backyard you notice attention to detail as the whole property has been beautifully landscaped and is meticulously maintained. The home was given an added layer of insulation under the siding to eliminate any exterior noise inside as well as keep the house warmer in winter months and cooler in the summer. This property is located within walking distance of green square and can come "turn key" with all the furnishings.