

**110 GUIMOND Place**  
**Hinton, Alberta**

**MLS # A2227524**



**\$570,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Terrace Heights                                   |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,296 sq.ft.                                      | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad               |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Rectangular Lot |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-S2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** N/A

Welcome to 110 Guimond Place. This 2006 built 4 bed, 3 bath modified bi-level home is located in a quiet cul-de-sac in a desirable neighbour. The main floor offers an open concept living space, kitchen, and dining area, walking out onto your back deck. Down the hall are two good sized bedrooms and your first 4pc bathroom. Upstairs is a massive master suite with a full 4pc ensuite and walk-in closet. Downstairs there is another bedroom, bathroom, and a large family room. In-floor heat is roughed in for the basement and the attached 22x22 garage!