

**105 Parker Place  
Hinton, Alberta**

**MLS # A2209302**



**\$595,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Thompson Lake  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey Split   |               |                   |
| <b>Size:</b>     | 1,224 sq.ft.   | <b>Age:</b>   | 1993 (33 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street, RV Access/Parking                |               |                   |
| <b>Lot Size:</b> | 0.21 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot, Lawn |               |                   |

|                    |   |                   |                          |
|--------------------|---|-------------------|--------------------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -                        |
| <b>Floors:</b>     | Carpet, Laminate, Tile  | <b>Sewer:</b>     | -                        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                        |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -                        |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | residential standard lot |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -                        |
| <b>Features:</b>   | Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Separate Entrance |                   |                          |

**Inclusions:** n/a

Located on a quiet cul de sac in Thompson Lake this beautifully landscaped bi-level home has the upper floor renovations completed, An efficient and warm layout welcomes family to the large living room and kitchen. A separate dining room can work for formal dinners but also opens out to the deck for helping with family BBQ's, The spacious master bedroom and ensuite lead to two regular bedrooms perfectly sized for the children.. The lower level family room has (26 x 14 )more than enough space for your entertainment and exercise needs. , 2 more bedrooms, separate laundry room separate furnace room and a work clothes bathroom/laundry has been roughed in by the entrance to the two car garage. Room for 4 vehicles in the driveway plus two in the garage. Title Insurance up to \$350.00  
Stunning mountain view of the Jasper Park