

# \$449,900 - 452 Mountain Street, Hinton

MLS® #A2203676

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.09 Acres

Mountain View, Hinton, Alberta

Stylish Half Duplex in Prime Hill Location

This beautifully designed 1.5-story half duplex offers 1,278 sq. ft. of modern, open-concept living, enhanced by impressive vaulted ceilings that create a bright and airy atmosphere.

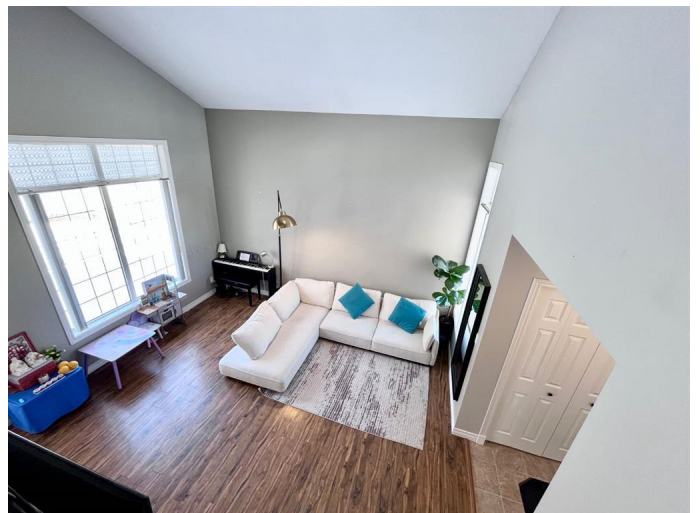
The main floor features a spacious living room, a well-appointed kitchen with ample cabinetry, and a generous dining area—perfect for entertaining. A convenient half-bath, laundry room, and direct access to the attached double garage add to the home's functionality. Step outside to enjoy the fully fenced backyard, complete with a deck for outdoor relaxation.

Upstairs, the inviting primary suite boasts double closets and a private 4-piece ensuite. Two additional bedrooms and another full bathroom complete the second level.

The fully developed basement offers incredible versatility, featuring a large fourth bedroom, a cozy family room, and abundant storage space.

The home also includes a double attached garage and a spacious concrete driveway, providing ample parking.

Situated in a desirable hill location, this property offers both comfort and style in a fantastic neighborhood. Don't miss this



exceptional opportunity!!

Built in 1995

### Essential Information

MLS® #	A2203676
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.09
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 1 and Half Storey
Status	Active

### Community Information

Address	452 Mountain Street
Subdivision	Mountain View
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1K2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	57
Zoning	R-S3

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.