

\$579,900 - 117 Berry Place, Hinton

MLS® #A2087781

\$579,900

3 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.13 Acres

Hill, Hinton, Alberta

Welcome to 117 Berry Place! This stunning property was built in 2023 and offers a perfect combination of modern design and natural surroundings. Located close to trails, disc golf, and the bike park, this home is a haven for outdoor enthusiasts. As you step inside you are greeted with vinyl plank flooring that spans throughout the main floor. The primary bedroom features a spacious walk in closet, and an ensuite complete with a large shower, and double sinks. In addition to the primary bedroom, there is also a den that can be utilized as a home office, study, or guest room, providing flexibility to suit your needs. The heart of the home is the open concept kitchen, living, and dining area, perfect for entertaining guests. The kitchen boasts quartz countertops, white cabinets, and island with an eating bar, and stainless steel appliances. The living room features a gas fireplace, and the wall to wall windows flood the space with natural light, creating a bright and airy ambiance. Step outside onto the back deck, where you can enjoy the tranquility of the fenced, landscaped yard, and the surrounding beautiful trees. A 4 piece bathroom with a soaker tub, and main floor laundry complete the main floor. The basement of this property has been thoughtfully developed, providing additional living space and enhancing the overall functionality of the home. With its walk-out design, you'll enjoy easy access to the backyard, allowing additional convenience. Natural lights streams through the windows



into the family room and bedrooms. There are two spacious bedrooms, and a flex room in the basement, this versatile space can be utilized as a home gym, playroom, media room, or hobby area. 3 piece bathroom with a walk in shower and a utility/ storage room finish off the basement. There is a large concrete driveway, and room to add additional RV parking, and a heated double attached garage that will fit all parking needs.

Built in 2023

Essential Information

MLS® #	A2087781
Price	\$579,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	117 Berry Place
Subdivision	Hill
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V0C1

Amenities

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	January 29th, 2024
Days on Market	104
Zoning	R-S3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 2000 REALTY
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