

\$599,900 - 105 Kipin Lane, Hinton

MLS® #A2109704

\$599,900

5 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.14 Acres

Mountain View, Hinton, Alberta

Be the first to move in & enjoy worry free living in this BRAND NEW 5 bedroom, 3 bathroom bi-level with walk-out basement & attached double car garage. Situated on a quite dead-end lane with a scenic winding creek next door & walking trails moments away. Fully finished with tasteful quality & space for the whole family, or potential investment opportunity. The moment you arrive, you step in to a functional, open concept design. The upper level welcomes you to a spacious living room with plenty of light & leads directly to the kitchen & dining area. A stylish kitchen features dual tone cabinets with pantry, stainless steel appliances, large island & access to the partially covered deck. A water line is installed for the refrigerator with a water & ice option. The primary bedroom includes a walk-in closet & 3 pce ensuite with 2-person shower. 2 additional bedrooms facing green space & a 4 pce bathroom complete the main floor. The lower level has options for entertaining guests at a wet bar area or kitchenette for potential investment purposes. High ceilings, large windows & walk-out to the backyard are added highlights to the family room. The 2 basement bedrooms are very sizable, one room includes additional under stair storage. A 4 pce bathroom & separate laundry room complete the lower level. There is plenty of parking for your everyday vehicles in the attached 22' x 26' garage & builder will complete concrete on the driveway when weather permits. Parging & remainder



concrete work on the walkway from driveway to front steps will also be finished. Triple pane argon filled windows, low maintenance vinyl flooring throughout & New Home Warranty add peace of mind to your purchase. GST is included in the list price. Centrally located to a nearby park, shopping, schools & all other amenities. Taxes still to be assessed.

Built in 2023

Essential Information

MLS® #	A2109704
Price	\$599,900
Sold Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	105 Kipin Lane
Subdivision	Mountain View
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1M5

Amenities

Utilities	Electricity Available, Natural Gas Available, Garbage Collection, High Speed Internet Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	High Ceilings, Kitchen Island, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	June 21st, 2024
Days on Market	120
Zoning	R-S2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 2000 REALTY
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