

\$635,000 - 122 Guimond Place, Hinton

MLS® #A2161663

\$635,000

4 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.18 Acres

Terrace Heights, Hinton, Alberta

This one of a kind 2006 Custom Built home comes loaded with extras including a 28 X 32.5 Heated shop with living quarters above. Located in a quiet Cul-De-Sac close to all amenities, this home is a must see! The main floor features a tiled entryway with access to the attached garage, open concept living/dining room, and kitchen make this a great space for entertaining. The kitchen boasts high end appliances, gas stove, garburator, large pantry, stone countertops, and tile backsplash. Doors leading out to a 3 season sunroom with winter support beams, and a gas line for the BBQ. Well located primary bedroom, with access to a full bathroom with a stand alone soaking tub. Convenient laundry room can also be found on the main floor. Upstairs is another bedroom with vaulted ceilings, closet space and a 3 piece ensuite. The developed basement features In floor heat throughout with a new boiler, New vinyl plank flooring, 2 more bedrooms, walk-out to the back yard, full bathroom with soaking tub, walk in pantry, and large family room. The Shop has been thoughtfully designed with access to a fully contained heated suite, with a 3 piece bathroom. Additional features of the shop include; 2-220 plugs, air cleaner, 3 man doors, room to expand overhead door, new boiler (2022), in floor heat, overhead heat, and tons of parking at the front and access to the back. The back yard is fully fenced, with gardens, greenhouse, enclosed storage, raspberry



bushes, firepit, walking trails out the gate, and mature landscaping. Additional upgrades to the home: Water filtration system, Hot water on demand (2022), heat exchanger, hot and cold taps in garage, and a new fence on the east side.

Built in 2006

Essential Information

MLS® #	A2161663
Price	\$635,000
Sold Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,426
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	122 Guimond Place
Subdivision	Terrace Heights
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V2C5

Amenities

Parking Spaces	9
Parking	Single Garage Attached, Double Garage Detached

Interior

Interior Features	Central Vacuum, Granite Counters, Pantry, Closet Organizers, Storage
Appliances	Dishwasher, Refrigerator, Window Coverings, Gas Stove, Microwave

	Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas, Boiler, In Floor
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden
Lot Description	Street Lighting, Back Yard, Cul-De-Sac, Garden, Lawn, Landscaped, No Neighbours Behind
Roof	Asphalt
Construction	Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 24th, 2024
Days on Market	48
Zoning	R-S2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 2000 REALTY
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