

# **\$345,000 - 11, 465 Makenny Street, Hinton**

MLS® #A2231305

**\$345,000**

3 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.06 Acres

Thompson Lake, Hinton, Alberta

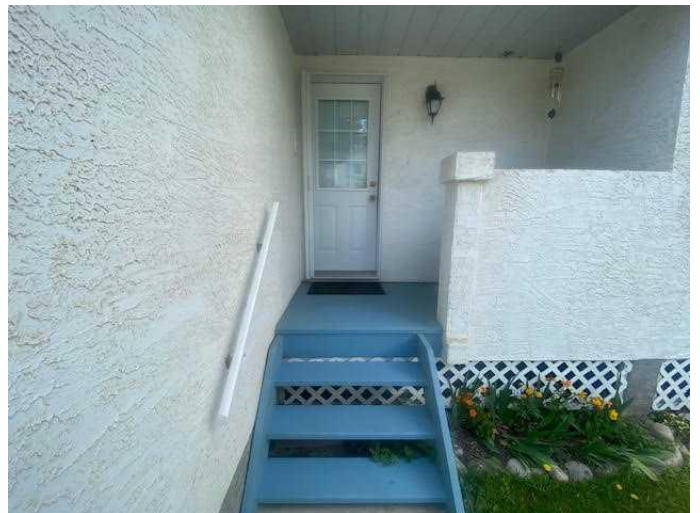
Welcome to this move-in-ready condominium in Hinton's desirable Thompson Lake District where you own both the home and the lot. With three fully finished levels, this spacious and thoughtfully updated property offers the perfect blend of comfort, style, and convenience.

Step inside to find a bright and open main floor with large windows and patio doors that fill the space with natural light. The kitchen opens into the dining and living areas, with direct access to a freshly painted back deck overlooking the fenced, landscaped yard—ideal for relaxing or enjoying time outdoors.

You'll appreciate the hardwood flooring, neutral paint throughout, and included appliances—featuring a recently replaced stove and dishwasher. Upstairs, you'll find three generous bedrooms and two full bathrooms, including the spacious primary suite complete with its own en-suite bathroom and walk-in closet.

The fully finished basement offers even more living space with a large family room—perfect for a media room, play area, or home office. An attached garage and asphalt driveway provide ample parking, and the fenced backyard adds privacy and functionality.

With a bright, open layout and tasteful finishes



throughout, this property is perfect for families, professionals, or anyone looking for low-maintenance living with the benefits of home ownership.

Built in 1994

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2231305               |
| Price          | \$345,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,239                  |
| Acres          | 0.06                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 11, 465 Makenny Street |
| Subdivision | Thompson Lake          |
| City        | Hinton                 |
| County      | Yellowhead County      |
| Province    | Alberta                |
| Postal Code | T7V1H3                 |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Visitor Parking                    |
| Parking Spaces | 3                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Storage, Walk-In Closet(s)                                           |
| Appliances        | Dishwasher, Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer, |

|                 |                         |
|-----------------|-------------------------|
|                 | Freezer                 |
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Great Room         |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Mixed, Stucco                                                 |
| Foundation        | Wood                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 2               |
| Zoning         | R-M2            |

## Listing Details

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

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