

# \$649,000 - 203 Maurer Drive, Hinton

MLS® #A2187720

**\$649,000**

5 Bedroom, 2.00 Bathroom, 2,003 sqft

Residential on 2.25 Acres

Hardisty, Hinton, Alberta

This 5 bedroom, split-level acreage home, with a 36' x 46' shop, sits on over 2 acres of fenced land right in town! Many updates have been done over the years including some flooring, windows & paint inside & out. The kitchen has brand-new, stainless-steel appliances & plenty of oak cabinets for storage. A functional wood fired cook stove, sits just off the kitchen & breakfast nook, providing turn of the century, rustic warmth & style. There is multi function space off the kitchen that can be used as a formal dining room or family entertaining. The master bedroom features attractive hardwood flooring & a convenient 2 pc ensuite. 2 additional bedrooms, a 4 piece bathroom & laundry with new washer & dryer complete the main level. The upper level offers a spacious living room that provides lots of natural light & access to the outside deck & patio area. 2 more bedrooms on the upper floor add extra space for the growing family. The lower level is partially finished with a large open area, utility room with high efficiency furnace & plenty of storage. Loads of parking for general vehicles & RV, an attached carport at the side of the house & a playground area for the kids are added bonuses for the family. The heated, insulated shop, with 12' x 10' garage door, has 220 wiring with 2 sub-panels, mezzanine, storage shelves & a 2pc bathroom. The property has option to be further sub-divided, subject to town review & approval. Situated within walking distance to



all shopping, walking trails & Mary Reimer Park.

Built in 1959

### **Essential Information**

MLS® #	A2187720
Price	\$649,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,003
Acres	2.25
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split, Acreage with Residence
Status	Active

### **Community Information**

Address	203 Maurer Drive
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 2C4

### **Amenities**

Utilities	Natural Gas Available, Electricity Available, Garbage Collection, High Speed Internet Available, Sewer Available, Water Available
Parking	Alley Access, Driveway, RV Access/Parking, Additional Parking, Carport

### **Interior**

Interior Features	Built-in Features, Central Vacuum
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Built-In Range, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Garden, Playground
Lot Description	Back Yard, Front Yard, Garden, Treed
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 14th, 2025
Days on Market	237
Zoning	FUD

## Listing Details

Listing Office	RE/MAX 2000 REALTY
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