



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**115 Alder Drive  
Hinton, Alberta**

**MLS # A2218731**



**\$485,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Welcome to 115 Alder Drive – A Spacious 4-Level Split with Room for the Whole Family! Located in a desirable neighbourhood close to schools, parks, walking trails, playgrounds, and many amenities, this well-maintained 4-level split offers approximately 2,500 sq ft of developed living space and a functional layout perfect for family life. The main floor is impressively spacious with a bright living room, well-equipped kitchen, and a dining area that walks out to a generous deck—ideal for summer barbecues or quiet mornings with coffee. The beautifully landscaped backyard features a cozy fire pit area and plenty of space to relax, play, or entertain. With five bedrooms and two-and-a-half bathrooms, there’s plenty of room for everyone. A double detached garage and ample off-street parking provide convenience and storage, while the home’s backup power system (just add your generator) offers peace of mind. This inviting home offers flexibility, space, and a great location—everything you need to settle in and enjoy Hinton living.