



GRASSROOTS
REALTY GROUP

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**169 McArdell Drive
Hinton, Alberta**

MLS # A2220899



\$560,000

Division:	Thompson Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,671 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS2
Utilities:	-

Inclusions: Rubber Gym Flooring /Matting

Beautifully updated 4-level split with over 1,600 sq ft of living space! Major upgrades include full Poly B plumbing replacement in 2023 and new shingles in 2019. The bright, modern kitchen features stone countertops, an island, pantry, and opens to a dining area with access to the deck and backyard—perfect for entertaining. The main floor also offers vaulted ceilings, large windows, a spacious entryway, and a sun-filled living room. The third level boasts a huge family room with patio doors to the backyard. Upstairs, you’ll find two bedrooms plus a third currently used as a laundry room (easily converted back). The primary suite includes a walk-in closet and luxurious 5pc ensuite with a soaker tub and separate shower. The lower level features a rec room, 3pc bath, and a fourth bedroom—great for guests. Additional highlights include a heated double attached garage, concrete driveway, alley access.