



GRASSROOTS
REALTY GROUP

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**182 SUNWAPTA Drive
Hinton, Alberta**

MLS # A2227507



\$328,000

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	802 sq.ft.	Age:	1961 (64 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Off Street, RV Access/Par		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: 2 FREEZERS INCLUDED, 2 FRIDGES INCLUDED - DOWNSTAIRS FRIDGE AS IS

Here's your opportunity to enter Hinton's competitive real estate market at an accessible price point—without compromising on space or location. This charming 2-bedroom + den, 2-bathroom home is nestled in the highly walkable Valley district, just steps from schools, shopping, trails, parks and everyday amenities. Set on a generous fenced lot, the property features a double detached garage, perfect for secure parking, hobbies, or extra storage. The finished basement offers additional living space ideal for a home office, guest area, or family room—versatility to suit your lifestyle. With its unbeatable combination of value, location, and functionality, this is an excellent opportunity for first-time buyers, downsizers, or investors looking to break into the Hinton market.