



**GRASSROOTS**  
REALTY GROUP

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

**176 MCARDELL Drive**  
**Hinton, Alberta**

**MLS # A2229211**



**\$625,000**

<b>Division:</b>	Thompson Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** STORAGE SHED

Welcome to this beautifully maintained and thoughtfully updated custom built 4 level split, offering over 2,700 sq. ft. of versatile living space designed for comfort and functionality. Built in 2002, this 4 bedroom + den (easily used as a 5th bedroom) is ideal for families, or those seeking extra space to work from home. The open concept main floor features a bright and inviting layout with big windows, a cozy wood burning fireplace, and a fresh 2 tone modern kitchen with new countertops, stylish backsplash, and new appliances including a gas cooktop. Step right into the new composite deck - perfect for summer BBQ's and morning coffee. Upstairs you'll find 2 bedrooms, a full bath, and a beautifully renovated ensuite off the primary suite, which also includes a walk in closet and its own private front deck. The lower level offers 3rd bedroom, full bathroom, and access to the 26 X 27'6 attached garage, while the basement boasts a 4th bedroom, a spacious family room, laundry, storage, and a walk out to the massive yard. Surrounded by mature trees, it features a firepit area, garden beds, and a storage shed with a loft. Out front is a double concrete drive with additional RV parking. Additional upgrades include: Shingles (2020), Hot water tank (2023), new living room window and patio door. This one of a kind property combines comfort, charm, and space - inside and out. Don't miss your chance to make it yours!