



**GRASSROOTS**  
REALTY GROUP

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**132 Maple Drive  
Hinton, Alberta**

**MLS # A2234525**



**\$349,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, 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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Welcome to 132 Maple Drive &mdash; tucked away on a quiet, centrally located street just steps from restaurants, shopping, a nearby park, and a convenient outdoor skating rink. This home has a warm, family-friendly feel and offers a functional layout with great updates. The main floor features a bright and spacious living room, a clean white kitchen, and an adjoining dining area. You'll also find three bedrooms and a full 4-piece bathroom on this level. The basement offers even more space with a cozy family room, an additional bedroom, a 3-piece bathroom, a dedicated laundry area, and plenty of storage. Outside, the backyard is beautifully landscaped with mature trees and plants, and there's back alley access to the 18' x 22' heated garage. The home and garage both had the roof replaced in 2020. Most windows have been updated over the years, the main floor has fresh paint and lighting upgrades, and the furnace was replaced in 2011. With a great yard, solid updates, and a central location, this home is an excellent option for a growing family or anyone looking to get into the market.