



**158 MALIGNÉ Drive**  
**Hinton, Alberta**

**MLS # A2304599**



**\$459,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to this exceptional, original-owner residence, ideally situated on one of Hinton's most desirable upper hill streets. Surrounded by nature & just moments from schools and scenic walking trails, this location offers an outstanding blend of lifestyle & convenience. This beautifully maintained 3-bedroom, 3-bath home showcases a thoughtfully designed floor plan where the kitchen, dining, and living areas flow seamlessly together, creating a bright & inviting space ideal for both everyday living & entertaining. Large windows enhance the natural light throughout, while key updates, including shingles (2023) & windows within the past five years, provide added value & peace of mind. The dining area features patio doors that lead directly to a spacious deck—perfect for summer evenings & effortless indoor-outdoor living. From here, you'll overlook the beautifully treed backyard backing onto green space, offering a private & serene setting. The outdoor space is further enhanced by extensive custom storage built beneath the deck, along with a bright and spacious 16' x 12' storage shed, providing exceptional functionality without compromising the beauty of the yard. Pride of ownership is evident throughout. The primary bedroom offers the comfort of its own private ensuite, creating a quiet & functional retreat. The lower level offers excellent versatility, featuring a generous family room & a den currently utilized as a fourth bedroom, ideal for guests, a home office, or growing families. This level also provides convenient access to the attached garage. A rare opportunity to own a meticulously cared-for home in a sought-after location—this is Hinton living at its finest.