



GRASSROOTS
REALTY GROUP

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105 MCPHERSON Square
Hinton, Alberta

MLS # A2179032



\$825,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,524 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	RV Access/Parking		
Lot Size:	0.31 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	Drinking Water, Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Bar, Granite Counters, Kitchen Island		

Inclusions: Shed, Greenhouse

Welcome to 105 McPherson Square in Hinton, Alberta; an amazing 2 storey home with 6 bedrooms and 5 bathrooms. This home would be perfect for an Air BnB (it comes with most of the furnishings) and it has tons of parking to accommodate guests! You will, without a doubt, be impressed by the 2524 sq. ft. of beautiful living space this home has to offer you and your family. In the last eight years, \$100,000 has gone into Brazilian-hardwood flooring, new doors, triple-glazed windows, appliances, and granite counter tops. The basement is fully finished with 2 bedrooms, a family room and an office. Two garages compliment this unique property; a double being attached and the other detached from the home. The yard is huge and nicely landscaped. The rear deck has wiring for a hot tub all ready to go! Use the detached garage as a workshop or house your classic car or motorcycle. 105 McPherson Square is a unique-must see!