



**GRASSROOTS**  
REALTY GROUP

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**203 Maurer Drive  
Hinton, Alberta**

**MLS # A2187720**



**\$649,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	2,003 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Carport, Driveway, RV Access/Parking		
<b>Lot Size:</b>	2.25 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection, High Spe
<b>Features:</b>	Built-in Features, Central Vacuum		

**Inclusions:** n/a

This 5 bedroom, split-level acreage home, with a 36' x 46' shop, sits on over 2 acres of fenced land right in town! Many updates have been done over the years including some flooring, windows & paint inside & out. The kitchen has brand-new, stainless-steel appliances & plenty of oak cabinets for storage. A functional wood fired cook stove, sits just off the kitchen & breakfast nook, providing turn of the century, rustic warmth & style. There is multi function space off the kitchen that can be used as a formal dining room or family entertaining. The master bedroom features attractive hardwood flooring & a convenient 2 pc ensuite. 2 additional bedrooms, a 4 piece bathroom & laundry with new washer & dryer complete the main level. The upper level offers a spacious living room that provides lots of natural light & access to the outside deck & patio area. 2 more bedrooms on the upper floor add extra space for the growing family. The lower level is partially finished with a large open area, utility room with high efficiency furnace & plenty of storage. Loads of parking for general vehicles & RV, an attached carport at the side of the house & a playground area for the kids are added bonuses for the family. The heated, insulated shop, with 12' x 10' garage door, has 220 wiring with 2 sub-panels, mezzanine, storage shelves & a 2pc bathroom. The property has option to be further sub-divided, subject to town review & approval. Situated within walking distance to all shopping, walking trails & Mary Reimer Park.