



GRASSROOTS
REALTY GROUP

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**150 Moberly Drive
Hinton, Alberta**

MLS # A2202759



\$849,900

Division:	West Riverside		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,760 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Electric Gate, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking		
Lot Size:	3.98 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Front Yard, Gentle Sloping, Landscaped, Many T		

Heating:	Boiler, Central, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-ACR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

If you need a large, beautifully updated home on a small acreage with a massive shop. Look no further. 150 Moberly drive is set up for family and entrepreneurs alike. Boasting 3552 sq feet of air conditioned living space with an astounding 3200 sqft shop/garage all resting on a fully landscaped 3.98 acre lot. Inside the home you will find in near new condition. The kitchen is wide open and finished to perfection, featuring quartz countertops, over sized farm sink and enough cabinetry to satisfy any top chefs. The dining room is designed for entertainment and larger groups or family. You will also find the living room equally impressive with its vaulted ceilings and large windows that offers access to the 738 Sqft covered deck that over looks the expansive forested private lot. Here you will also find gas hook ups for bbq and the recessed soffit lighting creates a lovely warm ambiance at night. Back in the home there is another bedroom a 4 piece common bath and primary bed with its own luxury 4 pc bathroom and walk in closet. The walk out basement is set up a little differently. Currently you will see the main lower level entrance is set up as an office reception. The rest of this level is finished with a number of rooms that will make ideal large bedrooms, a bathroom, additional laundry and utility area. The entire lower level is heated in floor by separate boiler keeping you cozy warm. Now lets talk about the the real gem of this property! Thats the 3200 sqft shop/garage! This shop contains its own plumbing, 200amp power with 220v outlets, heated floor plus overhead heating, tool crib, laundry area, sump to its own holding tank, 2, 10x10 overhead garage doors plus another 14' high by 20' wide overhead door and a 60' deep bay for your larger toys. With all these things included you will want to keep it safe. And you can! The entire property is well lit with fencing all around

and is protected with electric key pad controlled gate.