

\$649,000 - 203 Maurer Drive, Hinton

MLS® #A2187720

\$649,000

5 Bedroom, 2.00 Bathroom, 2,003 sqft

Residential on 2.25 Acres

Hardisty, Hinton, Alberta

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.

Built in 1959

Essential Information

| | |
|----------------|---------------------------------------|
| MLS® # | A2187720 |
| Price | \$649,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 2,003 |
| Acres | 2.25 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 203 Maurer Drive |
| Subdivision | Hardisty |
| City | Hinton |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7V 2C4 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Available, Natural Gas Available, Garbage Collection, High Speed Internet Available, Sewer Available, Water Available |
| Parking | Additional Parking, Alley Access, Carport, Driveway, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum |
| Appliances | Built-In Oven, Built-In Range, Dishwasher, Dryer, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|----------------------------------|
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Fire Pit, Garden, Playground |
| Lot Description | Back Yard, Front Yard, Garden, Treed |
| Roof | Asphalt |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | January 14th, 2025 |
| Days on Market | 155 |
| Zoning | FUD |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
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