

# \$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 home, with a 36' x 46' shop, sits on over 2 acres of fenced land right in town! The property has option to be further sub-divided, subject to town review & approval. 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. 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	Acreage with Residence, 3 Level Split
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, Garbage Collection, High Speed Internet Available, Natural Gas 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, Dishwasher, Dryer, Refrigerator, Washer, Built-In Range
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

Date Listed	January 14th, 2025
Days on Market	120
Zoning	FUD

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.