\$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 Natural Gas Available, Electricity Available, Garbage Collection, High

Speed Internet Available, Sewer Available, Water Available

Parking Alley Access, Driveway, RV Access/Parking, Additional Parking, Carport

Interior

Interior Features Built-in Features, Central Vacuum

Appliances Dishwasher, Dryer, Refrigerator, Washer, Built-In Range, Built-In Oven

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 280 Zoning FUD

Listing Details

Listing Office RE/MAX 2000 REALTY

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