## \$800,000 - 150 Moberly Drive, Hinton

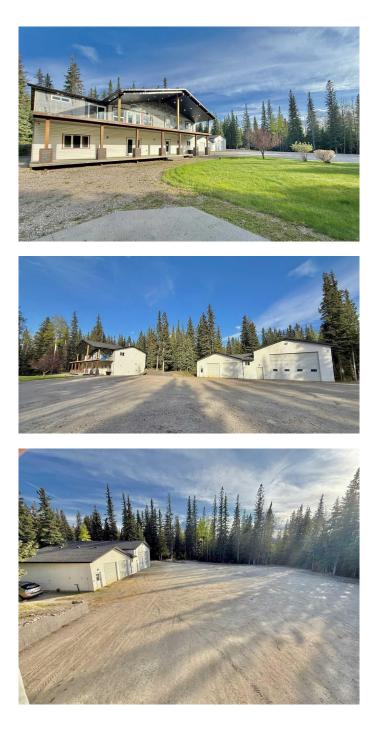
MLS® #A2202759

#### \$800,000

6 Bedroom, 3.00 Bathroom, 1,760 sqft Residential on 3.98 Acres

West Riverside, Hinton, Alberta

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 bbg 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.

Built in 2002

#### **Essential Information**

MLS® #	A2202759
Price	\$800,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	3.98
Year Built	2002
Туре	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

#### **Community Information**

150 Moberly Drive
West Riverside
Hinton
Yellowhead County
Alberta
T7V1Z1

#### Amenities

Parking Spaces	15
Parking	Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking,
	Triple Garage Detached, Electric Gate, Gravel Driveway, Workshop in

	Garage	
# of Garages	6	
Interior		
Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Vinyl Windows, Separate Entrance	
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Stove(s)	
Heating	Central, In Floor, Forced Air, Boiler	
Cooling	Central Air	
Has Basement	Yes	
Basement	Finished, Full, Walk-Out, Exterior Entry	
Exterior		
Exterior Features	Balcony, Fire Pit, Lighting, Private Yard, Storage	
Lot Description	Cleared, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Brush, Back Yard, Gentle Sloping, Square Shaped Lot	
Roof	Asphalt Shingle	
Construction	Wood Frame, Vinyl Siding	
Foundation	Wood	
Additional Information		

# Date ListedMay 23rd, 2025Days on Market36ZoningR-ACR

### **Listing Details**

Listing Office RE/MAX 2000 REALTY

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