



**202 Maligne Drive
Hinton, Alberta**

MLS # A2295720



\$439,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,178 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed x 4

Location is a true highlight of this home, perfectly situated on a family-friendly street in Hinton's desirable Upper Hill neighborhood. Just minutes from local amenities including the Beaver Boardwalk, disc golf course, and bike park, this property offers the ideal balance of outdoor recreation and everyday convenience. This bi-level home features 1,178 sq ft on the main floor, along with a fully developed basement. The main level offers a spacious kitchen and dining area that flows seamlessly into a bright living room, where large windows capture the morning sun. You'll also find three bedrooms on this level, including the primary bedroom complete with a 2-piece ensuite, as well as a full main bathroom. Downstairs, the basement provides a generous family room, a fourth bedroom, and a 2-piece bathroom that is already prepped for the addition of a shower. The lower level also offers access to the attached single-car garage, adding both convenience and functionality. Outside, the property truly shines with a massive backyard featuring multiple garden sheds, a designated garden area, and a fire pit—perfect for enjoying the outdoors. Adding to the appeal, the home is located next to a community garden and sports field, offering extra space and a great neighborhood feel. Shingles were replaced in 2018, providing added peace of mind. This is a fantastic opportunity to own a well-located family home with plenty of space both inside and out.