



**126 Douglas Drive  
Hinton, Alberta**

**MLS # A2324794**



**\$418,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-S1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Storage		

**Inclusions:** Small freezer (7 cubic feet)

For more information, please click the "More Information" button. Welcome to 126 Douglas Drive, a family oriented, friendly and scenic neighborhood in Hinton! Ideally located close to schools, parks, shopping, public transportation, and all amenities, this well-maintained bungalow offers exceptional value for families, first-time buyers, or investors. Situated on a mature landscaped lot, this home features over 1,000 sqft with 5 bedrooms and 2 full bathrooms. The bright main floor showcases hardwood flooring, updated windows, and doors. The renovated kitchen boasts beautiful, locally made pine cupboards and cabinets. The four piece bathroom has a tiled shower and a deep tub for relaxing baths. Two linen closets provide ample storage. Three bedrooms and an open dining and living room complete the upper level. The functional layout offers spacious living areas and a fully developed basement illegal suite with additional living space, including 2 bedrooms, a 3 piece bathroom and an extra kitchen. Outside, enjoy the large backyard, large front deck, back deck with an extra BBQ area and a heated double detached garage with a long, paved driveway. A fantastic opportunity to own a move-in-ready home in one of Hinton's desirable, mature neighbourhoods!