



**167 Sunwapta Drive
Hinton, Alberta**

MLS # A2325705



\$419,900

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Preserved Wood	Utilities:	-
Features:	Recessed Lighting		

Inclusions: Shed

Move-in ready and updated, this 4-bedroom home offers a functional layout, modern finishes, and an impressive yard in a convenient location close to schools, the recreation center, and shopping. The main floor has been thoughtfully renovated with an open-concept kitchen and dining area that creates a bright and welcoming space for everyday living and entertaining. The kitchen is equipped with stainless steel appliances, including a stove, microwave hood fan, and dishwasher. A spacious mudroom provides exceptional storage, making it the perfect place to keep coats, boots, and seasonal gear organized. The living room is warm and inviting, featuring French doors that lead directly onto the large rear deck overlooking the fully fenced backyard. Surrounded by mature trees, the outdoor space offers plenty of privacy along with a firepit area to enjoy throughout the year. The fully developed basement adds even more living space with two additional bedrooms, a 3-piece bathroom, laundry area, storage, and a comfortable family room complete with a cozy wood-burning stove. A separate walk-up entrance offers added convenience and flexibility. Outside, the property continues to impress with a generous driveway that provides ample parking for multiple vehicles and an RV. The heated 18' x 20' detached garage is perfect for parking or projects, while the powered storage shed behind the garage offers even more space for tools and equipment. Additional upgrades include newer windows throughout, making this a well-maintained home that is ready for its next owners to move in and enjoy.