



**178 Hansen Drive  
Hinton, Alberta**

**MLS # A2326244**



**\$540,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway,		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, No Smoking Home		

**Inclusions:** TV wall mount, electric fire place in primary bedroom

Welcome to this beautifully maintained 3-bedroom, 2-bathroom home, ideally situated in a desirable hilltop location offering both comfort and accessibility. Thoughtfully designed with accessibility in mind, this home features wide doorways, lift assistance, and functional layout enhancements that provide ease of mobility without compromising style. The spacious primary bedroom is a true retreat, complete with direct access to the back deck—perfect for enjoying your morning coffee or unwinding in the evening. A convenient wheelchair lift on the deck ensures seamless indoor-outdoor living. Step outside to a stunning, fully fenced backyard that offers privacy and space for entertaining, gardening, or simply relaxing. The composite deck is low-maintenance and beautifully finished, complemented by a charming gazebo that creates the perfect outdoor gathering space. Car enthusiasts and hobbyists will appreciate the impressive 22' x 34' garage, providing ample room for vehicles, storage, and workspace. Additional parking ensures plenty of room for guests, RVs and extra vehicles. Recent updates, including newer windows, 50 year shingles and central A/C which add to the home's overall value and efficiency. Combining accessibility, functionality, and a prime location, this home is a rare find that truly has it all. Don't miss your opportunity to own this exceptional property! If accessibility is not what you are looking for this home is easily transformed back.