



**115 Alder Drive
Hinton, Alberta**

MLS # A2326448



\$485,000

Division:	Hardisty		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,301 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Welcome to 115 Alder Drive—a beautifully maintained family home offering the space, comfort, and versatility you’ve been searching for. Situated in one of Hinton’s desirable neighbourhoods, you’ll enjoy the convenience of being just minutes from schools, parks, playgrounds, walking trails, and everyday amenities. Offering over 2,400 square feet of developed living space, this spacious four-level split provides room for every stage of family life. The bright, welcoming main floor is designed for both everyday living and entertaining, featuring a generous living room, a functional kitchen with plenty of workspace, and a spacious dining area with direct access to the large rear deck. Whether you’re hosting summer barbecues, watching the kids play, or enjoying a quiet morning coffee, this home invites you to slow down and enjoy every season. Just a few steps down, you’ll find a spacious family room centered around a cozy gas fireplace—the perfect place to gather for movie nights or relax at the end of the day. This level also features a convenient 3-piece bathroom and direct access to the backyard, making outdoor entertaining and evenings around the fire pit effortless. Step outside to the beautifully landscaped, fully fenced backyard, offering a wonderful space for children and pets to play while providing the perfect setting for outdoor entertaining. The cozy fire pit area invites you to gather with family and friends and make the most of Hinton’s beautiful evenings. With five spacious bedrooms and 2 1/2 bathrooms, there’s flexibility for a growing family, overnight guests, or dedicated home office space. A true highlight of this property is the impressive 24’ x 26’ heated double detached garage. Whether you’re storing vehicles, working on projects, or looking for extra space for tools, toys,

and outdoor gear, this garage offers the versatility and storage that so many buyers are searching for. Combined with ample off-street parking, there's room for everything. The home's backup power connection (just add your own generator) offers added peace of mind. Warm, inviting, and thoughtfully designed, 115 Alder Drive combines generous living space, an exceptional heated garage, and a fantastic family friendly location. This is a home you'll be proud to own and one you'll love coming home to.