



**106 Sunwapta Drive
Hinton, Alberta**

MLS # A2326705



\$385,000

Division:	Hardisty		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.39 Acre		
Lot Feat:	Few Trees, Landscaped, Private		

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

Inclusions: trampoline, play structure

Nestled in the desirable Valley District, this lovingly maintained home offers warmth, comfort, and space for the whole family. Situated on two lots, this well-kept property provides an incredible outdoor setting and plenty of room to live, play, and entertain. Inside, you'll find 3 bedrooms and 2 bathrooms, along with tasteful updated flooring and fresh paint that create an inviting atmosphere throughout. The home has been thoughtfully cared for and is ready for its next owners to move in and enjoy. Step outside and discover a backyard oasis with endless possibilities. The expansive yard features three storage sheds, a play structure, trampoline, and a stunning wood gazebo with a concrete slab floor—the perfect spot to relax with your morning coffee or host summer gatherings. With RV parking, a large 24' x 26' detached garage, and so much open space, there's room for all your toys, hobbies, gardening projects, and family activities. Whether you're looking for a place to raise a family, entertain friends, or simply enjoy the extra space and privacy, this Valley District property offers the perfect blend of comfort, functionality, and outdoor living. Come experience the charm, space, and endless potential this wonderful home has to offer!