



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**165 McPherson Drive
Hinton, Alberta**

MLS # A2331365



\$539,900

Division:	Mountain View		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,496 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating: Central, Fireplace(s), Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-S2

Utilities: -

Inclusions: Dining set (table with 2 leaves, china cabinet, server & 8 chairs), basement living room set (sofa, love seat & chair), basement refrigerator, piano, basement hide-a-bed, black desk in basement family room, 2 tv mounts, some garage shelving, and shed.

Welcome to 165 McPherson Drive! This beautifully maintained 1,496 sqft bungalow is nestled in a quiet hill location and is being offered for sale by its original owner. Lovingly cared for and thoughtfully upgraded over the years, this home offers 4 bedrooms + an office & a den, 4 bathrooms and exceptional living space both inside and out! The bright and welcoming main floor features a spacious living room with a cozy gas fire place, 3 bedrooms, a full bathroom, as well as a 3 piece ensuite, and a family sized kitchen designed for gathering. The kitchen showcases beautiful custom cabinetry installed in 2013, offering an abundance of storage and workspace for every day living & entertaining. A convenient back entrance with laundry area, opens up a whole host of opportunities for basement usage and really adds to the home's practical layout. Throughout the home you will appreciate thoughtful upgrades and features including flooring, paint, lighting, baseboards & trim, central vacuum, lighting in the closets, and 2 back entrances that add every day convenience. The home's fully developed basement provides incredible additional living space with an enormous family/games room where you can keep warm by a second gas fireplace, a large bedroom complete with a private 3 piece ensuite, an office, a den, an additional 2 piece bathroom, and plenty of amazing storage. 2 Furnaces ensure year round comfort and efficient heating throughout the home. Step outside and enjoy the beautifully maintained, low maintenance yard, featuring mature mountain ash & crab apple trees, a spacious deck with attractive metal railings, and a 10'X12' storage shed. The impressive 26'X28' detached double garage is complemented by an enormous paved driveway with ample room for RV parking and multiple additional vehicles. Situated in a peaceful

neighborhood close to schools, parks & trails, this move-in-ready home is a rare opportunity to own a property that has been meticulously cared for by the same family since it was new!