



**203 Maurer Drive
Hinton, Alberta**

MLS # A2187720



\$649,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Hardisty | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split, Acreage with Residence | | |
| Size: | 2,003 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 5 | Baths: | 1 full / 1 half |
| Garage: | Additional Parking, Alley Access, Carport, Driveway, RV Access/Parking | | |
| Lot Size: | 2.25 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Garden, Treed | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Siding | Zoning: | FUD |
| Foundation: | Poured Concrete | Utilities: | Electricity, Natural Gas, Garbage Collection, High Spe |
| Features: | Built-in Features, Central Vacuum | | |

Inclusions: n/a

This 5 bedroom, split-level acreage home, with a 36' x 46' shop, sits on over 2 acres of fenced land right in town! Many updates have been done over the years including some flooring, windows & paint inside & out. The kitchen has brand-new, stainless-steel appliances & plenty of oak cabinets for storage. A functional wood fired cook stove, sits just off the kitchen & breakfast nook, providing turn of the century, rustic warmth & style. There is multi function space off the kitchen that can be used as a formal dining room or family entertaining. The master bedroom features attractive hardwood flooring & a convenient 2 pc ensuite. 2 additional bedrooms, a 4 piece bathroom & laundry with new washer & dryer complete the main level. The upper level offers a spacious living room that provides lots of natural light & access to the outside deck & patio area. 2 more bedrooms on the upper floor add extra space for the growing family. The lower level is partially finished with a large open area, utility room with high efficiency furnace & plenty of storage. Loads of parking for general vehicles & RV, an attached carport at the side of the house & a playground area for the kids are added bonuses for the family. The heated, insulated shop, with 12' x 10' garage door, has 220 wiring with 2 sub-panels, mezzanine, storage shelves & a 2pc bathroom. The property has option to be further sub-divided, subject to town review & approval. Situated within walking distance to all shopping, walking trails & Mary Reimer Park.