

# \$469,900 - 161 Alder Drive, Hinton

MLS® #A2198640

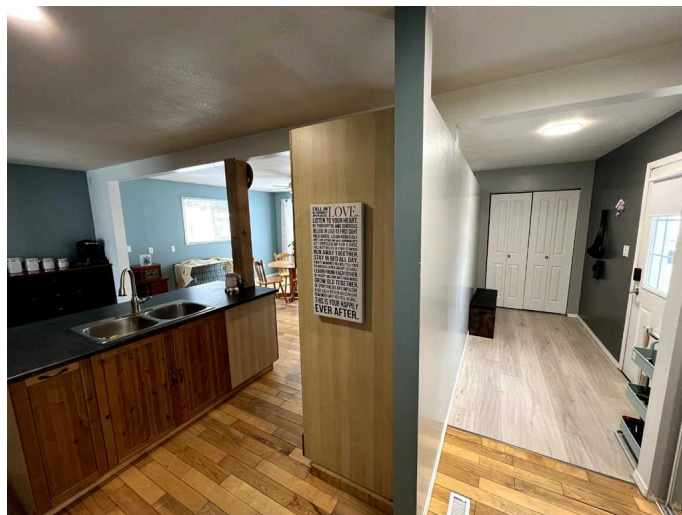
**\$469,900**

7 Bedroom, 3.00 Bathroom, 1,474 sqft

Residential on 0.19 Acres

Hardisty, Hinton, Alberta

Introducing 161 Alder, a hidden gem nestled in the heart of Hinton's charming valley district. This spacious home boasts 1474 sq ft on the main floor, with the added benefit of a full basement featuring a 2-bedroom suite. Upon entering the main floor, you are greeted by three bedrooms, including a primary bedroom with a convenient 2-piece ensuite. A well-appointed main 4-piece bathroom serves the other bedrooms. The expansive kitchen and dining area easily accommodates a large table, perfect for gatherings, while still leaving ample space. The living room complements the layout with generous proportions, ideal for relaxation and entertainment. The basement level presents a separate 2-bedroom suite with its own kitchen, dining area, and living space, complete with a practical updated 3-piece bathroom. Shared laundry facilities are also conveniently located in the basement, alongside two additional versatile bedrooms that can be utilized for either the upper or lower level. Outside, the property offers a spacious yard featuring a two-tiered deck, ideal for outdoor enjoyment and hosting gatherings. A heated 24x24 garage and an extra-large driveway provide ample parking for multiple vehicles or even an RV, catering to practicality and convenience. 161 Alder presents a rare opportunity in the Hinton real estate market, combining functional living spaces with potential for rental income or multi-generational living. With its central location and versatile layout, this home invites



you to explore its possibilities and make it your own.

Built in 1974

**Essential Information**

MLS® #	A2198640
Price	\$469,900
Bedrooms	7
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.19
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	161 Alder Drive
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1C9

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Heated Garage, Asphalt
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full, Suite
----------	-----------------------

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	51
Zoning	R-S2

## Listing Details

Listing Office	RE/MAX 2000 REALTY
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.