

# \$485,000 - 115 Alder Drive, Hinton

MLS® #A2218731

**\$485,000**

5 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.19 Acres

Hardisty, Hinton, Alberta

Welcome to 115 Alder Drive – A Spacious 4-Level Split with Room for the Whole Family!

Located in a desirable neighbourhood close to schools, parks, walking trails, playgrounds, and many amenities, this well-maintained 4-level split offers approximately 2,500 sq ft of developed living space and a functional layout perfect for family life.

The main floor is impressively spacious with a bright living room, well-equipped kitchen, and a dining area that walks out to a generous deck—ideal for summer barbecues or quiet mornings with coffee. The beautifully landscaped backyard features a cozy fire pit area and plenty of space to relax, play, or entertain.

With five bedrooms and two-and-a-half bathrooms, there's plenty of room for everyone. A double detached garage and ample off-street parking provide convenience and storage, while the home's backup power system (just add your generator) offers peace of mind.

This inviting home offers flexibility, space, and a great location—everything you need to settle in and enjoy Hinton living.

Built in 1974

## Essential Information



MLS® #	A2218731
Price	\$485,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.19
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	115 Alder Drive
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1C7

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	59
Zoning	R-S2

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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