

# \$384,900 - 117 Dorin Drive, Hinton

MLS® #A2229269

## \$384,900

4 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.16 Acres

Hardisty, Hinton, Alberta

A solid 4 bedroom mill home with a double detached garage and two large concrete drive ways. The main floor consists of a bright front living room, kitchen with large pantry, and a dining nook. In addition, there's a full bath and 3 bedrooms on this level. The front door leads into the main living area and the back door comes in at the top of the stairs down to the basement - a great layout for someone looking to add a suite. The main level has had fresh paint and the furnace was just serviced. The lower level has a huge family room and rec space, large utility room including laundry, and a 4th bedroom. Outside, the parking at this property is way above average with 2 separate concrete pads, a double detached garage, and plenty of room for toys and an RV. The large yard space has crab apple and choke cherry trees and it fronts onto a quiet, one-way street.

Built in 1956

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229269  |
| Price          | \$384,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 960       |
| Acres          | 0.16      |
| Year Built     | 1956      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 117 Dorin Drive   |
| Subdivision | Hardisty          |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V 1B8           |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 7                                                                         |
| Parking        | Double Garage Detached, Parking Pad, Concrete Driveway, RV Access/Parking |
| # of Garages   | 2                                                                         |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Storage                               |
| Appliances        | Bar Fridge, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Partially Finished                                                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance                   |
| Lot Description   | Corner Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                    |
| Construction      | Aluminum Siding                    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 66             |
| Zoning         | R-S2           |

**Listing Details**

Listing Office                      ROYAL LEPAGE ANDRE KOPP & ASSOCIATES

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