

# \$449,900 - 138 Willow Drive, Hinton

MLS® #A2212016

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.18 Acres

Hardisty, Hinton, Alberta

This solid mill home has been extensively upgraded in recent years. Since 2021, the upper level has been tastefully re-done and the shingles and furnace have both been replaced. The updated kitchen features stainless appliances and there's vinyl plank flooring throughout much of the main floor. It offers 3 bedrooms upstairs and a 4th in the basement. One of the spare bedrooms upstairs has patio doors out to the covered back deck making for a bright and versatile space. Plus, the living room and dining room are both bright and spacious. The partially developed basement features a huge rec space along with a large laundry room complete with a sink. There's also a nook that could make for a nice media room or easily be converted to a 5th bedroom. Outside, the massive 15'x100' concrete driveway pad was poured in 2022 and allows space for vehicles and an RV. Plus, the detached heated garage is 20'x24' with 220 wiring and there are 2 sheds in the flat back yard. This property backs onto a school yard and is located on a quiet street in the mature valley neighbourhood.

Built in 1956

## Essential Information

MLS® # A2212016

Price \$449,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.18
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	138 Willow Drive
Subdivision	Hardisty
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1E3

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Pellet Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	5
Zoning	R-S2

### **Listing Details**

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
----------------	--------------------------------------

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.