\$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 50

Zoning R-S2

Listing Details

Listing Office RE/MAX 2000 REALTY

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