

**152 SHERWOOD Drive**  
**Hinton, Alberta**

**MLS # A2270305**

**\$499,000**



<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Fruit Trees/		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Block, Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

WELL KEPT LOW MAINTENANCE BUNGALOW IN DESIRABLE QUIET LOWER HILL LOCATION , CLOSE TO SHOPPING AND HIKING TRAILS. BRIGHT FUNCTIONAL KITCHEN WITH LOTS OF WOOD CABINETS AND A PANTRY FOR STORAGE , 2 GOOD SIZED BATHROOMS , 2 BEDROOMS UP AND A THIRD IN THE BASEMENT ....METAL ROOF , NICELY FINISHED EXTERIOR AND LANDSCAPING, FRUIT TREES AND HUGE 7' X 50 ' CUSTOM GARDENING AREA.... FULL RV HOOK UP WITH 50 AND 30 AMP SERVICE \*\*\*\*\* MUST SEE HUGE 2 STORY GARAGE 32' X 36 WITH 12 X 14 , 12 X10 DOORS AS WELL AS 2 MANDOORS, 16FT HIGH WALLS' AND SHOP... HEATED FLOORS WITH KITCHEN AND 2 PIECE WASHROOM WI TH SHOWER .2 BACK UP FURNACES , 40 GAL HOT WATER TANK AND AN UPRIGHT COMPRESSOR THAT IS PIPED TO BOTH SIDES OF THE BUILDING. 200 AMP BREAKER PANEL WITH WELDING PLUG AND 220 OUTLETS \*\*SECOND FLOOR OVER SECOND PARKING GARAGE IS ROUGHED IN ,CURRENTLY BEING USED FOR STORAGE AND FURNACE BUT WITH A LITTLE TLC .....