

230 Moberly Drive
Hinton, Alberta

MLS # A2134808



\$599,000

Division:	Terrace Heights		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,819 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, RV Access/Parking, RV		
Lot Size:	4.00 Acres		
Lot Feat:	Cleared, Creek/River/Stream/Pond, Level		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-ACR
Foundation:	Piling(s)	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, Kitchen Island, Skylight(s)		

Inclusions: POND AERATOR

A four acre parcel of land complete with a renovated house, attached garage, detached garage, and shop. The renovation on the house was just professionally completed by local contractors with new flooring throughout, fresh paint, and new kitchen appliances. There are 3 bedrooms, 2 separate living rooms, a lots of storage and flex space. This is a manufactured home with additions and it offers more than 1800sqft of living space all on the same level. One of the living rooms features a wood stove and several large windows for an abundance of natural light. There is also a spacious dining room, laundry room, and primary bedroom with 2pc ensuite, walk-in closet, and door out to the back porch. The flat yard is set up for vehicle or truck parking and the property offers a spring fed trout pond. Plus, there's a stackable 2 car attached garage, detached heated 26x32 garage, and a 20x40 shop. Residential Acreage zoning within Town of Hinton limits has a number of potential discretionary uses for revenue generation and business/commercial ventures - adding a secondary suite, a home occupation, or building a truck/RV storage business would all be considered. This property has a lot to offer and is ready for quick possession.