



**45, 214 McArdell Drive**  
**Hinton, Alberta**

**MLS # A2152057**



**\$440,000**

<b>Division:</b>	Thompson Lake		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 174
<b>Basement:</b>	Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-M2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All building materials on site

New, 2 Bedroom, 2 Bath Bungalow style Duplex waiting for your finishing touches! Home is built to the finishing stage. Upstairs requires kitchen cabinetry, trim, doors and bathroom fixtures. The home does come with a number of pre hung doors and trim. At the Front of the home you have a conveniently placed Bathroom and a large Bedroom. Next you have a bright, open concept kitchen/Dining/ Living Room with gas fireplace and access to the deck as well as the 25' x 27" Garage. Off of the Living area is the Laundry Room, the Primary Bedroom and another Bathroom. This property has been designed to be wheelchair accessible, ensuring ease of movement and independence for all residents and guests. The bathroom is equipped with anchor points to facilitate the installation of grab bars, providing added safety and support. The upgraded doors are larger allowing wheel chair access to every room. Downstairs is a partially finished walkout basement that allows for numerous possibilities. This homes is perfect for those looking to right size as well as those looking to age in place.