

# \$400,000 - 135 Sherwood Drive, Hinton

MLS® #A2199453

## \$400,000

4 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.14 Acres

Mountain View, Hinton, Alberta

This property on the Lower Hill would be great for a first time buyer or as an investment. The home is move-in ready and the lower level is set up as a 1 bedroom contained suite with separate rear access from the outside. Upstairs, there are 3 bedrooms and 4pc bath. The kitchen and living room are both spacious and a large front deck with pergola faces west for the summertime evening sun. The upper level and lower level each have their own washer and dryer and there's ample parking in the driveway. The basement has a large space that works as a kitchen, living room, and dining area and there's a separate office space and 3pc bath. A great opportunity in a location close to many businesses, services, and a school.

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199453    |
| Price          | \$400,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 984         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 135 Sherwood Drive |
| Subdivision | Mountain View      |
| City        | Hinton             |
| County      | Yellowhead County  |
| Province    | Alberta            |
| Postal Code | T7V 1P6            |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 4                                    |
| Parking        | Off Street, RV Access/Parking, Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance, Storage  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings, See Remarks |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance, Storage |
| Lot Description   | Corner Lot, Front Yard    |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 45              |
| Zoning         | R-S2            |

### Listing Details

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

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