

**152 Sherwood Drive**  
**Hinton, Alberta**

**MLS # A2286142**



**\$459,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Level, Paved		

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

**Inclusions:** Camera System, appliance in garage suite,

This beautifully maintained 3-bedroom, 2-bath bungalow is ideally situated on a corner lot with no neighbours to the south, offering exceptional privacy and extra space. Lovingly cared for by the current owner, every detail of this property reflects pride of ownership. With a rare combination of features, this home stands out in the Hinton real estate market. Step inside to a bright and functional main floor featuring a warm, inviting kitchen with abundant wood cabinetry and a convenient pantry for added storage. The thoughtful layout offers both comfort and practicality, including two spacious bedrooms on the main level. The primary bedroom is complete with a 3-piece ensuite, and main floor laundry adds everyday convenience. At the rear of the home, a versatile second living area provides the perfect space for a home office, cozy family room, or quiet retreat. Downstairs, you'll find a third bedroom along with an impressive amount of storage space. The outdoor space is just as impressive. The south-facing garden area is ideal for growing and enjoying your own produce, while a tucked-away raspberry patch behind the shop adds charm and character. Mature apple and plum trees enhance the front yard. The fully paved rear yard, combined with back alley access, creates a functional pull-through layout. A dedicated rear pad is set up for full-time RV living with complete hookups and both 30-amp and 50-amp service. Durable metal roofing on both the home and shop provides long-term value and peace of mind. The true showpiece of this property is the massive 32' x 36' heated shop. Featuring 16-foot ceilings and two overhead doors (12' x 14' and 12' x 10'), this impressive space is built for serious work and flexibility. Equipped with in-floor heating, a kitchen area, and a 3-piece bathroom, the shop offers excellent

potential for conversion into living quarters (subject to municipal approval). Additional features include two backup furnaces, a 40-gallon hot water tank, an upright compressor, a 200-amp 240-volt panel, and a spacious mezzanine providing excellent additional storage. This is a rare opportunity to own a property that seamlessly combines comfortable living, exceptional workspace, and outstanding versatility.