

\$520,000 - 44, 214 Mcardell Drive, Hinton

MLS® #A2196952

\$520,000

3 Bedroom, 2.00 Bathroom, 1,322 sqft

Residential on 0.06 Acres

Thompson Lake, Hinton, Alberta

Looking for an insanely gorgeous home with walkout basement and double car garage with in-floor heat in a highly desirable neighbourhood? Look no further. 44-214 McArdle Drive is a 1322Sqft home and is only 1 year old! 9 Years of new home warranty left. Walking through the covered front entryway you're instantly in awe of the quality of workmanship this owner has poured into the home. The hallway is wide and clean with ample space for multiple people. Immediately to the left there is a large spare bedroom and a 4pc bathroom. Passing into the main living area you are amazed by the expansive living/dining and kitchen space. This kitchen is open and luxurious with high ceilings, quartz countertops, tile backsplash, a large kitchen island and all new stainless steel appliances. All this plus a ton of cabinets for all your kitchen storage needs! The dining area flows seamlessly into a delightfully finished living room with a perfectly placed gas fireplace centre piece that finish off the room. From here you can also access the balcony. The Primary bedroom is absolutely massive. Big enough for the king sized bed with plenty of space to roam. Just off of the Primary bedroom there is a conveniently placed main floor laundry room tucked away and out of sight. Right next to the laundry room is sizeable 4pc bath with oversized tub. All rooms have a large windows letting in natural light through out the home. The basement is nicely finished with a large open kitchenette and dining area. The living



room, originally constructed to be spacious bachelor Style accommodation, doubles as the bedroom. Very little work is needed to create your legal suite status (With proper town permits in place) as this basement has its own separate entrance and laundry area. Plus a large bonus room for office or storage.

Built in 2023

Essential Information

MLS® #	A2196952
Price	\$520,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,322
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Sold

Community Information

Address	44, 214 Mcardell Drive
Subdivision	Thompson Lake
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V0A9

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Separate Entrance, Storage, High Ceilings, Vinyl Windows, No Animal Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Induction Cooktop, Microwave Hood Fan, Washer/Dryer Stacked
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Landscaped, Corner Lot, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Date Sold	March 11th, 2025
Days on Market	13
Zoning	R-M2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 2000 REALTY
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