

# \$569,900 - 102 Mcpherson Drive, Hinton

MLS® #A2202771

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,248 sqft  
Residential on 0.19 Acres

Hillcrest, Hinton, Alberta

102 McPherson drive has everything you need in a single family home plus more! Located on a large corner lot in the highly desirable upper hill area! The first thing you will notice is The quality of care and pride of ownership this owner has given the home. It is in pristine condition and ready for a new owner. Upon entering the home you're astounded by the expansive living space provided. The living room is large, complimented by an efficient wood fireplace insert keeping you toasty warm while offering serene ambiance while entertaining. The living room seamlessly flows through the dining room into the kitchen. Form meets function in this perfectly designed kitchen space, allowing enough space for multiple people during busy family events. Moving through the rest of the main floor you have an excellently finished 4pc bath, 2 spacious bedrooms plus a large primary bed that houses its own 2 pc ensuite. The basement is equally impressive featuring padded carpeting and another wood burning stove. This space doubles as an additional living room/Den or large play room. This basement also features several bedrooms and its own 3pc bathroom. Accessible through the dining room or rear entrance is a glorious and sizeable deck space, boasting 336sqft 12x28 deck overlooking the neighbourhood. There is an ideal covered storage area under the deck for your seasonal items or firewood. If this home wasn't enough then the 28x32 heated double garage with 8'7' High x 9'8' Wide



Overhead Doors with 10' Ceilings and 220v power might just be star of the show. This garage is sure please any garage enthusiast or shop worker alike. There is also enough space for RV Parking. This home and property is sure to check off everything on your list of needs and wants for home!

Built in 1975

### **Essential Information**

MLS® #	A2202771
Price	\$569,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	0.19
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	102 Mcpherson Drive
Subdivision	Hillcrest
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1J8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Heated Garage, Parking Pad, Garage Faces Side, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas, Fireplace Insert, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement, Insert, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	24
Zoning	R-S2

### **Listing Details**

Listing Office	RE/MAX 2000 REALTY
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.