

# \$800,000 - 150 Moberly Drive, Hinton

MLS® #A2202759

**\$800,000**

6 Bedroom, 3.00 Bathroom, 1,760 sqft  
Residential on 3.98 Acres

West Riverside, Hinton, Alberta

If you need a large, beautifully updated home on a small acreage with a massive shop. Look no further. 150 Moberly drive is set up for family and entrepreneurs alike. Boasting 3552 sq feet of air conditioned living space with an astounding 3200 sqft shop/garage all resting on a fully landscaped 3.98 acre lot. Inside the home you will find in near new condition. The kitchen is wide open and finished to perfection, featuring quartz countertops, over sized farm sink and enough cabinetry to satisfy any top chefs. The dining room is designed for entertainment and larger groups or family. You will also find the living room equally impressive with its vaulted ceilings and large windows that offers access to the 738 Sqft covered deck that over looks the expansive forested private lot. Here you will also find gas hook ups for bbq and the recessed soffit lighting creates a lovely warm ambiance at night. Back in the home there is another bedroom a 4 piece common bath and primary bed with its own luxury 4 pc bathroom and walk in closet. The walk out basement is set up a little differently. Currently you will see the main lower level entrance is set up as an office reception. The rest of this level is finished with a number of rooms that will make ideal large bedrooms, a bathroom, additional laundry and utility area. The entire lower level is heated in floor by separate boiler keeping you cozy warm. Now lets talk about the the real gem of this property! Thats the 3200 sqft shop/garage! This shop contains its own plumbing, 200amp



power with 220v outlets, heated floor plus overhead heating, tool crib, laundry area, sump to its own holding tank, 2, 10x10 overhead garage doors plus another 14' high by 20' wide overhead door and a 60' deep bay for your larger toys. With all these things included you will want to keep it safe. And you can! The entire property is well lit with fencing all around and is protected with electric key pad controlled gate.

Built in 2002

### **Essential Information**

MLS® #	A2202759
Price	\$800,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	3.98
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	150 Moberly Drive
Subdivision	West Riverside
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1Z1

### **Amenities**

Parking Spaces	15
Parking	Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Triple Garage Detached, Electric Gate, Gravel Driveway, Workshop in

	Garage
# of Garages	6

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Stove(s)
Heating	Central, In Floor, Forced Air, Boiler
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

### Exterior

Exterior Features	Balcony, Fire Pit, Lighting, Private Yard, Storage
Lot Description	Cleared, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Brush, Back Yard, Gentle Sloping, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	60
Zoning	R-ACR

### Listing Details

Listing Office	RE/MAX 2000 REALTY
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