



GRASSROOTS
REALTY GROUP

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289 COLLINGE Road
Hinton, Alberta

MLS # A2231446



\$529,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,346 sq.ft.	Age:	1995 (30 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-S2
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: STORAGE SHED

Welcome to this beautifully maintained 6 bedroom, 3 bathroom home located in the heart of Hinton's sought after hill district. Just a short stroll from the Beaver Boardwalk, this property offers the perfect blend of space, comfort, and convenience for any growing family. The main level features a bright and inviting living room with large windows that fill the space with natural light. The generous kitchen has ample cabinetry, a central island, and a gas stove - perfect for entertaining or daily family life. Enjoy your morning coffee in the sunroom or step out onto the patio overlooking the fully fenced backyard. You'll also find upstairs three spacious bedrooms, and two bathrooms, including a well appointed primary suite. The fully finished basement adds three more bedrooms, another full bathroom, a large family room, and a dedicated laundry area. Additional highlights include a heated double attached garage, concrete driveway, new shingles, and a newer hot water tank. This home truly has it all - size, location, and in one of Hinton's most desirable neighborhoods.