



**GRASSROOTS**  
REALTY GROUP

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6, 24426 East River Road  
Hinton, Alberta

MLS # A2254750



**\$1,664,000**

Division:	Hardisty		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,392 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Parking Pad, Quad or More Detached, RV Access/		
Lot Size:	7.81 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees, Private		

Heating:	Boiler, In Floor
Floors:	Carpet, Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	ICF Block
Features:	Kitchen Island, Sauna, Soaking Tub, Stone Counters, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	ERRD
Utilities:	-

**Inclusions:** POOL, HOT TUB, SAUNA

This tremendous acreage property offers nearly 8 acres of land complete with a double detached garage, 25' x 85' quonset shop, and a beautifully finished 2 storey residence. The fully developed home offers 6 bedrooms and 4 and a half bathrooms. On the main level, your guests will be greeted by the towering vaulted ceiling at the front entry. However, as the owner, you may choose to come in from the garage through the side door and into the massive boot room. Also on the first floor, the kitchen is an absolute show stopper. Stone counters, a huge prep island, loads of cabinet storage, upgraded appliances, and corner pantry. The kitchen is adjacent to the large dining room and separated from the living room only by the wood fireplace. A very nice layout for entertaining friends and family. In addition, the main floor offers a half bath and laundry in the boot room. The primary bedroom is also on this level and it offers a 5 piece ensuite bath with soaker tub and separate double shower, a spacious walk-in closet, and patio door to the back deck with hot tub & barrel sauna. Unwind and enjoy a spa-like experience at the end of each day! On the upper level, there are 3 bedrooms, one with a full ensuite bath and another with a walk-in closet. Plus, there's another full bathroom upstairs along with a massive bonus room serving as a perfect home gym and playroom. The walkout basement boasts a great floor plan with a family/media room separate from a spacious games room. There are two more bedrooms downstairs and another full bathroom. The heated detached garage is 28' x 28' and was built close to the house with convenience in mind while the shop is tucked away from the home creating a great set up for a home based business. The shop has radiant heat, a bathroom, and a fenced compound outside. Mechanically, this

home has been upgraded with the boiler system being replaced in the house in 2022, and the one in the garage done in 2023. The home is air conditioned and the HRV was replaced in 2019 and hepa filter system added in 2021. And finally, this property features a heated outdoor pool, perfect for those hot summer days! The driveway is gated and the lot is extensively landscaped offering several outbuildings, a concrete firepit area, and composite decking. A rare opportunity to own an acreage property that has so much to offer just minutes from town!