



GRASSROOTS
REALTY GROUP

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**106 West River Road
Hinton, Alberta**

MLS # A2255232



\$739,900

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|------------------|--|---------------|-------------------|
| Division: | West Riverside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 3,734 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Additional Parking, Gravel Driveway, Oversized, RV Access/Parking, Triple G | | |
| Lot Size: | 4.47 Acres | | |
| Lot Feat: | Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, In | | |

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|--------------------|---|-------------------|---|
| Heating: | Baseboard, Boiler, Forced Air, Hot Water, Natural Gas, Zoned | Water: | Well |
| Floors: | Hardwood, Laminate, Vinyl | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, None | LLD: | - |
| Exterior: | Stucco | Zoning: | R-ACR |
| Foundation: | Perimeter Wall, Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Phone |
| Features: | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Recessed Lighting | | |

Inclusions: Sheds

Located on West River Road between Hinton's hill and valley districts, this unique 4.47-acre riverfront property offers the rare combination of in-town convenience, privacy, and space. Zoned R-ACR, it also presents excellent potential for home-based business use. The 3,734 sq ft two-storey home features 4 bedrooms, 3 bathrooms (including one near completion), and a versatile layout suited for families or multi-use living. The main floor includes a bright living room with large windows overlooking the Athabasca River, a spacious kitchen with breakfast bar, laundry area with deck access, and a massive dining room ideal for entertaining. All 3 upstairs bedrooms are located on one side of the home, including the primary suite with fireplace, 3-pc ensuite, walk-in closet, and private south-facing balcony. The other two bedrooms also feature walk-in closets and share a full 4-pc bath. The lower level offers a second kitchen, large rec room with wood stove, office, 4th bedroom, a 3-pc bath (nearing completion), and a 3-season sunroom. Ample storage throughout. Outside, the property boasts a 42' x 52' garage, fully fenced areas for animals, garden space, multiple outbuildings, sheds, and an animal shelter. Recent updates include: Wood stoves (upper & lower levels), New windows in the upper living room, 2 mini-split A/C units. Acreage living in town and river views—this is a truly rare find in Hinton's market!