



GRASSROOTS
REALTY GROUP

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**106 West River Road
Hinton, Alberta**

MLS # A2255232



\$719,900

Division:	West Riverside		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,734 sq.ft.	Age:	1981 (45 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		

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	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!