



GRASSROOTS
REALTY GROUP

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338, 457 COLLINGE Road
Hinton, Alberta

MLS # A2264487



\$282,000

Division:	Hillcrest		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,147 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

This beautifully maintained three-bedroom, two-bathroom end-unit condo offers a wonderful combination of comfort, privacy & stunning mountain views. Thoughtfully designed for everyday living, the bright, modern kitchen provides plenty of space for your dining table & features clean, neutral finishes throughout. The spacious living room is separate from the kitchen & showcases a large window that perfectly frames the trees & mountains beyond. A cozy gas fireplace adds warmth & charm, creating the perfect spot to relax and take in the view. A convenient two-piece bathroom completes the main level. Upstairs, you'll find three bedrooms, including a generous primary suite that also captures that incredible mountain view, plus a well-appointed four-piece bathroom. The walk-out basement adds versatile living space with a bright family room that opens to a fenced yard with a deck and an aspen tree offering welcome summer shade. There's also a laundry/storage room. Additional highlights include two assigned parking stalls with plug-ins, a newer hot water tank (approx. 5 years old), and walking trails and amenities right out your back door. Move-in ready and ideally located in Hinton's sought-after hill area.