



**131 COLLINGE Road
Hinton, Alberta**

MLS # A2277047

\$499,900



Division:	Hillcrest		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,091 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	N/A		

Welcome to this beautifully renovated home in the sought after Hinton Hill District, just steps from trails, parks and outdoor recreation. Situated on a fully fenced lot with a large concrete drive and an impressive 30 X 24 detached garage, this property offers both space and functionality. The main floor features an open concept layout, ideal for entertaining, with vinyl plank flooring throughout and an abundance of natural light. The kitchen includes a pantry that flows seamlessly into the living and dining areas. Three bedrooms are located on the upper level, including a spacious primary suite with a convenient 2 piece ensuite. Finishing off the upper level is a renovated 4 piece main bathroom with a soaker tub. The fully developed basement adds exceptional living space with a wet bar. You'll also find laundry with an additional sink, three more bedrooms, and another 4 piece bathroom. Quick possession is available!