



GRASSROOTS
REALTY GROUP

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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 | | |

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| Inclusions: | N/A |
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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!