



**4B-24425 East River Road
Hinton, Alberta**

MLS # A2286889

\$629,900



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	2.79 Acres		
Lot Feat:	Gazebo, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ERRD
Foundation:	None	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Sea can, chicken coop,

Affordable acreage living just minutes from Hinton! This well-maintained 3-bedroom, 2-bath double wide mobile home sits on just under 3 acres and offers a functional layout with plenty of space inside and out. The bright open-concept living area is centrally located, with a spacious primary bedroom and 4-piece ensuite on one end, and two additional bedrooms plus a 4-piece main bathroom on the other, ideal for families or guests. Outside, the property features a 21' x 28' propane-heated shop and a 50-foot sea can, providing exceptional storage and workspace options. The yard offers ample usable space and plenty of parking. Recent upgrades include brand new insulated skirting with temperature controlled louvers, a new roof (2024), new vinyl plank flooring in the primary bedroom, and a 2025 Arctic Summit saltwater hot tub (negotiable). A great opportunity to enjoy the space and privacy of country living with the convenience of town nearby.