



**328, 457 Collinge Road
Hinton, Alberta**

MLS # A2296137



\$295,000

Division:	Hillcrest		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Separate Entrance		

Inclusions: NONE

This Carriage Lane condo offers a developed walk-out basement along with a nicely updated kitchen including newer countertops and stainless appliances. There are 3 bedrooms upstairs with the master being very spacious and adjacent to the updated 4pc bathroom. On the main level, the living room is at the rear and offers an elevated view of the foothills along with a gas fireplace. At the front, the kitchen and dining room benefit from a functional layout and the main floor also has a half bath. The lower level is finished with a bright family room and a large storage room. Plus, the laundry room offers a folding counter and additional storage space. Outside, the fenced back yard has been set up with low maintenance in mind, featuring a large patio and paving stone walkway to the back gate. Carriage Lane condos are known for their great location and well-run association.