



**lot 6, 22417 Township road 531  
Hinton, Alberta**

**MLS # A2298089**



**\$629,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	2.17 Acres		
<b>Lot Feat:</b>	Garden, Gazebo, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Vinyl, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CRD
<b>Foundation:</b>	Combination, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Soaking Tub		

**Inclusions:** chicken coop, sheds, green house

Welcome to your dream home on 2.17 acres of beautifully landscaped property! This 1,954 sq ft gem perfectly blends country charm with modern luxury. Step inside to discover all-new flooring throughout, wood fire place, bonus room, 2 bedrooms and an updated laundry room that makes everyday tasks a breeze. The beautifully renovated bathroom feels like your personal spa, offering a serene escape at the end of the day. For those who love to entertain or unwind outdoors, the large hot tub area with a covered pergola is a true highlight—ideal for soaking away stress in every season. Nearby, a beautiful gazebo provides an additional space for relaxation or gatherings with a brick fire pit in the center to gather on those chilly evenings. The property also boasts a massive 26x40 heated garage, perfect for storing vehicles, tools, or creating the ultimate workshop. And for those who enjoy a touch of whimsy, the custom chicken coop is nothing short of a castle—ensuring your feathered friends live in style. Surrounded by mature landscaping, this property truly offers the best of both worlds: a peaceful retreat with all the modern conveniences you desire. Don't miss your chance to make this extraordinary acreage your forever home!