

\$739,900 - 106 West River Road, Hinton

MLS® #A2255232

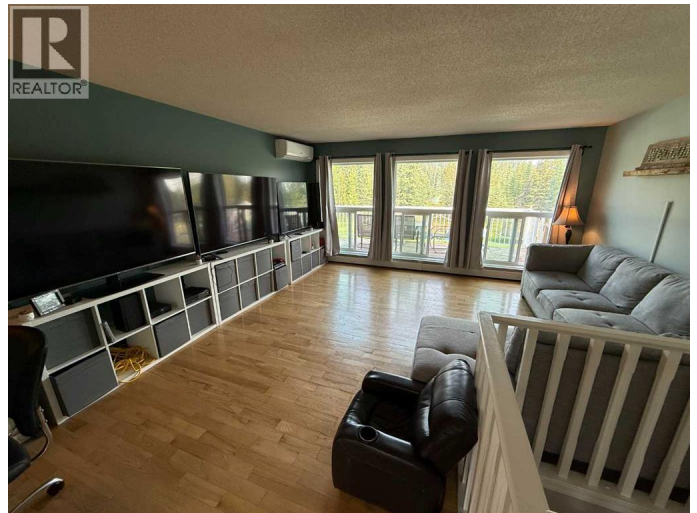
\$739,900

4 Bedroom, 3.00 Bathroom, 3,734 sqft

Single Family on 4.47 Acres

West Riverside, Hinton, Alberta

Located on West River Road between Hinton's hill and valley districts, this unique 4.47-acre riverfront property offers the rare combination of in-town convenience, privacy, and space. Zoned R-ACR, it also presents excellent potential for home-based business use. The 3,734 sq ft two-storey home features 4 bedrooms, 3 bathrooms (including one near completion), and a versatile layout suited for families or multi-use living. The main floor includes a bright living room with large windows overlooking the Athabasca River, a spacious kitchen with breakfast bar, laundry area with deck access, and a massive dining room ideal for entertaining. All 3 upstairs bedrooms are located on one side of the home, including the primary suite with fireplace, 3-pc ensuite, walk-in closet, and private south-facing balcony. The other two bedrooms also feature walk-in closets and share a full 4-pc bath. The lower level offers a second kitchen, large rec room with wood stove, office, 4th bedroom, a 3-pc bath (nearing completion), and a 3-season sunroom. Ample storage throughout. Outside, the property boasts a 42' x 52' garage, fully fenced areas for animals, garden space, multiple outbuildings, sheds, and an animal shelter. Recent updates include: Wood stoves (upper & lower levels), New windows in the upper living room, 2 mini-split A/C units. Acreage living in town and river views—this is a truly rare find in Hinton's market! (id:6289)



Built in 1981

Essential Information

Listing #	A2255232
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Square Footage	3,734
Acres	4.47
Year Built	1981
Type	Single Family
Sub-Type	Freehold

Community Information

Address	106 West River Road
Subdivision	West Riverside
City	Hinton
Province	Alberta
Postal Code	T7V1Z1

Amenities

Utilities	Electricity, Natural Gas, Telephone
Features	No neighbours behind, No Smoking Home
Parking Spaces	20
Parking	Attached Garage, Gravel, Oversize, RV
# of Garages	3
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Range, Dryer, Window Coverings
Heating	Natural gas Baseboard heaters, Forced air, Hot Water, Other
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	3
# of Stories	2

Exterior

Exterior	Stucco
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Exterior Features	Fruit trees, Garden Area, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX 2000 REALTY



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