



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

MLS # A2286889



\$629,900

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|--|-------------------|---------------|
| 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.