



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

**MLS # A2286889**

**\$589,900**



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

<b>Heating:</b>	Forced Air, Natural Gas, Pellet Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ERRD
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	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.