



GRASSROOTS
REALTY GROUP

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318, 457 COLLINGE Road
Hinton, Alberta

MLS # A2324779



\$274,900

Division:	Hillcrest		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Landscaped		

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:	Ceiling Fan(s)		

Inclusions: Storage Shed

Carriage Lane Condo available! Located in the desirable hill district steps away from trails, parks and schools this home is ready for its new owners! Walking in the front door you are greeted with a dining and kitchen, complete with all appliances. Down the hall you will find a 2 piece bathroom, and then onto the large living room, with a gas fireplace, and natural light throughout. Upstairs the primary bedroom has ample space with double closets, 2 additional bedrooms, and a 4 piece bathroom. The walk out basement is partially developed with another bedroom, laundry room, loads of storage and ready for the finishing touches. The furnace was replaced in 2024, and the hot water tank in 2022. Access to the fenced yard, complete with a storage shed complete this easy living package.