



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

429 Collinge Road
Hinton, Alberta

MLS # A2327817



\$529,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Preserved Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-S2
Utilities:	-

Inclusions: Shed

Location is everything, and this beautifully renovated home delivers. Situated directly across from access to the Beaver Boardwalk and Hinton's stunning trail system, this Upper Hill property offers one of the most desirable locations in town. The renovated main floor features 3 bedrooms and 2 full bathrooms, including a recently updated ensuite that offers a spa-like retreat. The fully developed basement adds even more living space with a fourth bedroom, another full bathroom, a spacious family room complete with a cozy gas stove, and a versatile office or den currently used as a music room. You'll also appreciate the massive laundry room with an abundance of storage. Outside, the covered back deck is perfectly positioned to enjoy the morning sun while providing welcome shade during the afternoon heat. The tiered backyard offers plenty of space to enjoy, with convenient rear alley access and ample room for RV parking alongside the 21' x 21' attached garage. This is a move-in-ready home in one of Hinton's most sought-after neighborhoods, combining an unbeatable location with thoughtful renovations and functional living space.