



GRASSROOTS
REALTY GROUP

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**433 Collinge Road
Hinton, Alberta**

MLS # A2337417



\$519,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,354 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

If you're looking for a home in a fantastic location with the potential to become a landlord or accommodate extended family, this could be the home for you! The main floor features 3 bedrooms and 2 bathrooms, including a spacious primary bedroom with a 3-piece ensuite. The large living room flows into the dining room and kitchen, creating a comfortable layout for everyday living and entertaining. The back stairwell has been closed off, and convenient main-floor laundry has been added. The basement has a separate entrance from the rear yard and offers excellent additional living space. The basement suite features 2 bedrooms, a 3-piece bathroom, a large living area, and a kitchenette, making it ideal for extended family, guests, or potential rental income. Outside, you'll find a large yard with a composite deck and a generous stamped-concrete parking area that could be used as a patio. There is also rear alley access along the side and rear of the property. With its great location, spacious layout, and flexible living options, this property offers plenty of potential for homeowners and investors alike!