



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

470 Collinge Road
Hinton, Alberta

MLS # A2340625



\$344,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	890 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Shed

Nicely updated half duplex ready for its next owner! Located just minutes from the Beaver Boardwalk and close to Hinton's expansive trail system, this home offers a great combination of functionality and location. The main floor features a bright, open-concept layout with a comfortable living space, one bedroom, and a main 4-piece bathroom. Downstairs you'll find two additional bedrooms, including the primary bedroom with convenient access to the full 4-piece bathroom. The basement also offers additional open space that would work well as a home office, play area, or flex space, along with a large laundry room providing plenty of extra storage. One of the most sought-after features is the attached single-car garage, complemented by a large driveway offering plenty of parking. A great option for those looking for an affordable home with a functional layout, garage, and easy access to some of Hinton's best outdoor amenities. Seller installing new shingles before closing !!!