



GRASSROOTS
REALTY GROUP

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**373 Collinge Road
Hinton, Alberta**

MLS # A2344773



\$528,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,371 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Hot tub

Welcome to this bright and spacious open-concept 3-level split, located in one of Hinton's most desirable neighbourhoods. The upper level offers three generous bedrooms, including a primary suite with a walk-in closet and convenient 2-piece ensuite. The kitchen features a brand new cooktop and oven, as well as an eat at island, while newer flooring and fresh paint throughout much of the home provide a clean, modern feel. Outside, enjoy a double attached garage, partially fenced yard, additional rear parking, and the added privacy and views of backing directly onto a large green space. This home is located just steps from the Beaver Boardwalk and Maxwell Lake!