



**GRASSROOTS**  
REALTY GROUP

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**379 Collinge Road  
Hinton, Alberta**

**MLS # A2347036**



**\$559,900**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 1,406 sq.ft.                                                                  | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 5                                                                             | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Interior |               |                   |

|                    |                                                                                |                   |      |
|--------------------|--------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                             | <b>Zoning:</b>    | R-S2 |
| <b>Foundation:</b> | Preserved Wood                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, No Smoking Home, Stone Counters, Vinyl Windows |                   |      |

**Inclusions:** n/a

Welcome 379 Collinge road. Move in with confidence. This home is finished to perfection with many updates. Even from the drive way, you will see that no detail has been spared in the finishing of this home. Walking through the new front doorway you enter a lovely den. Notice the high ceilings and abundance of space. Just off the den there is a sizeable bedroom. This floor also houses an updated 3pc bath, another bedroom which doubles as laundry room and access to an incredible garage with everything you could hope for. This garage is heated, has 220v outlets, Hot & Cold plumbing, 9ft ceilings, floor drains and a newer insulated steal door with side mounted opener! Moving up to the main level is the main attraction to this magnificent home. This kitchen is legendary, featuring wrap around stone counter tops. Tile flooring, Stainless steal appliances and an abundance of stained solid wood cabinetry is complimented by herringbone backsplash. This kitchen is sure to satisfy any culinary expert. The sprawling main level flows flawlessly into the Living room. This space has its own toasty warm gas fireplace with stone masonry finishings making it the perfect centre piece focal point. The large widows let in an abundance of light and looks over the neighbourhood. The hardwood flooring here leads through all the halls. The updated spacious 4pc common bathroom has its own stone counter top vanity and newer tub and toilet. This floor also houses 2 more sizeable bedroom and a primary bedroom with its own 3pc bathroom. More about the yard! Out here in the back you have back alley access, a decent size deck with awning, a powered 10x12 shed with 6 foot roll up door. On the back driveway there is enough space for RV and several vehicles in the back and in the front! There is no doubt this home has everything you could ever need!

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