# \$739,900 - 106 West River Road, Hinton

MLS® #A2255232

# \$739,900

4 Bedroom, 3.00 Bathroom, 3,734 sqft Residential on 4.47 Acres

West Riverside, Hinton, Alberta

Located on West River Road between Hinton's hill and valley districts, this unique 4.47-acre riverfront property offers the rare combination of in-town convenience, privacy, and space. Zoned R-ACR, it also presents excellent potential for home-based business use.

The 3,734 sq ft two-storey home features 4 bedrooms, 3 bathrooms (including one near completion), and a versatile layout suited for families or multi-use living. The main floor includes a bright living room with large windows overlooking the Athabasca River, a spacious kitchen with breakfast bar, laundry area with deck access, and a massive dining room ideal for entertaining.

All 3 upstairs bedrooms are located on one side of the home, including the primary suite with fireplace, 3-pc ensuite, walk-in closet, and private south-facing balcony. The other two bedrooms also feature walk-in closets and share a full 4-pc bath.

The lower level offers a second kitchen, large rec room with wood stove, office, 4th bedroom, a 3-pc bath (nearing completion), and a 3-season sunroom. Ample storage throughout.

Outside, the property boasts a 42' x 52' garage, fully fenced areas for animals, garden space, multiple outbuildings, sheds, and an animal shelter.







Recent updates include: Wood stoves (upper & lower levels), New windows in the upper

living room, 2 mini-split A/C units

Acreage living in town and river viewsâ€"this is a truly rare find in Hinton's market!

Built in 1981

#### **Essential Information**

MLS® # A2255232

Price \$739,900 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 3,734

Acres 4.47

Year Built 1981

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 106 West River Road

Subdivision West Riverside

City Hinton

County Yellowhead County

Province Alberta
Postal Code T7V 1Z1

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Phone Available

Parking Spaces 20

Parking Additional Parking, Gravel Driveway, Oversized, RV Access/Parking,

Triple Garage Attached, Workshop in Garage

# of Garages 4

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan,

Recessed Lighting

Appliances Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window

Coverings, Built-In Range

Heating Baseboard, Boiler, Forced Air, Natural Gas, Zoned, Hot Water

Cooling Wall Unit(s)

Fireplace Yes # of Fireplaces 3

Fireplaces Recreation Room, Wood Burning, Master Bedroom

Has Basement Yes

Basement Crawl Space, None

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, No

Neighbours Behind, Views, Brush, Creek/River/Stream/Pond, Native

Plants, Pasture

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete, Perimeter Wall

## **Additional Information**

Date Listed September 9th, 2025

Days on Market 55

Zoning R-ACR

### **Listing Details**

Listing Office RE/MAX 2000 REALTY

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