

# \$599,900 - 394 Collinge Road, Hinton

MLS® #A2232985

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,077 sqft

Residential on 0.16 Acres

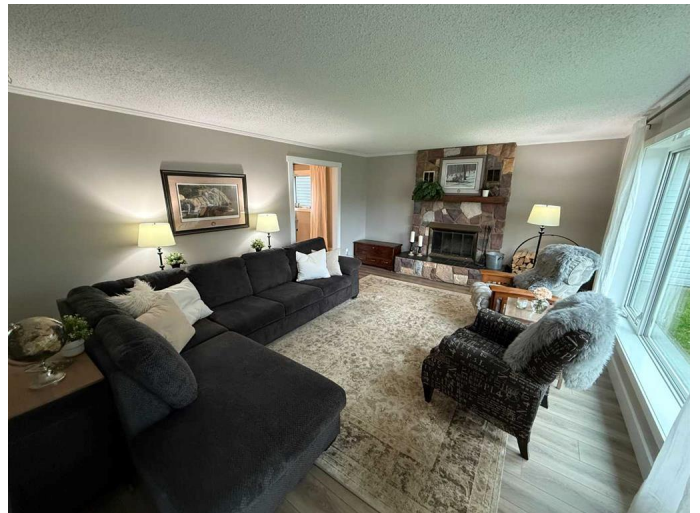
Mountain View, Hinton, Alberta

This spacious two-storey home with a walk-out basement backs directly onto the beautiful Beaver Boardwalk and trail systemâ€”offering peace, privacy, and no rear neighbours!

The main floor features a well-appointed kitchen with a new gas range and refrigerator, perfect for any home chef. The adjoining dining area boasts large windows that overlook the expansive, tiered backyard. The cozy living room is anchored by a wood-burning fireplace, creating the perfect space to relax. Also on this level is a 2-piece powder room and a versatile flex room that can serve as an additional bedroom, family room, or office. This flex room provides access to both the garage and backyard through patio doors.

Upstairs, you'll find three bedrooms, two of which are exceptionally large. The primary suite includes a 4-piece ensuite, while a second full 4-piece bathroom serves the remaining bedrooms. There's also a charming reading nookâ€”ideal for curling up with a book.

The walk-out basement enhances this home even further, offering a fourth bedroom, a fully renovated 3-piece bathroom, a spacious living area, and an eat-in kitchenetteâ€”perfect for guests or multi-generational living. The laundry room is conveniently accessible from both the upper and lower levels.



Outside, enjoy a two-level deck, mature trees and shrubs, a fire pit, and a garden shed. The backyard provides direct access to the serene Beaver Boardwalk, making it a nature loverâ€™s dream.

Additional upgrades include new doors and triple-pane windows to enhance energy efficiency and reduce heating costs.

Built in 1984

**Essential Information**

MLS® #	A2232985
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.16
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	394 Collinge Road
Subdivision	Mountain View
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1L1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Bookcases, See Remarks  
Appliances Dishwasher, Dryer, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full, Suite

### Exterior

Exterior Features Fire Pit  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Lawn, Many Trees, Native Plants, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 20th, 2025  
Days on Market 6  
Zoning R-S2

### Listing Details

Listing Office RE/MAX 2000 REALTY

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