

\$579,000 - 4b, 24425 East River Road, Hinton

MLS® #A2194389

\$579,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 2.79 Acres

NONE, Hinton, Alberta

A hidden gem, located at the end of the road, this 2008 manufactured home on just under 3 acres, is perfect for any family looking for privacy, space & close to town. With over 1500 sq ft, the 3 bedrooms & 2 bathrooms provide room for all. Vaulted ceilings & plenty of natural light, welcomes you to the open concept living room, kitchen, & dining area. The kitchen has a large island with breakfast bar, pantry, & newer appliances. A pellet stove with an updated chimney in the living room supplements heating in the chillier seasons. 2 bedrooms, 1 with a walk-in closet, & a 4 piece bathroom are separate from the primary bedroom on the other side of the home. The spacious primary bedroom includes a walk-in closet & 4 piece ensuite with soaker tub & new vanity. The exterior is ideal for anytime entertaining & all your conveniences, featuring a large deck with gas hook up for a bbq, hot tub, fire pit area, chicken coop with outdoor run, & additional storage in the included 50â€™™ sea-can. There is tons of parking for everyday vehicles & RV throughout the property & the 22â€™™ x 28â€™™ detached shop/garage with 220 wiring. Bonus upgrades are the new washer & dryer, new shingles in 2024, newer well pump & hot water tank. Situated minutes to all shopping, amenities, & Mary Reimer Park.

Built in 2008

Essential Information



MLS® #	A2194389
Price	\$579,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	2.79
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	4b, 24425 East River Road
Subdivision	NONE
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 0A3

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available, High Speed Internet Available
Parking Spaces	20
Parking	Additional Parking, Carport, Double Garage Detached, Driveway, RV Access/Parking, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove

Basement	None
----------	------

Exterior

Exterior Features	BBQ gas line, Fire Pit, Storage
Lot Description	Front Yard, Lawn, No Neighbours Behind, Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	February 12th, 2025
Days on Market	67
Zoning	ERRD

Listing Details

Listing Office	RE/MAX 2000 REALTY
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.