

# \$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 | 68                  |
| Zoning         | ERRD                |

## Listing Details

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

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