

# \$500,000 - 337 West River Road, Hinton

MLS® #A2088573

## \$500,000

3 Bedroom, 3.00 Bathroom, 1,172 sqft

Residential on 5.03 Acres

Valley, Hinton, Alberta

This affordable acreage property offers over 5 acres of land and a split level house with 3 bedrooms and 3 baths. The land is partly cleared and leveled at the front which gives a large area for vehicle storage or equipment lay-down. The middle portion of the property is treed and the rear of the property is cleared which could give potential for subdivision or a second building site. The house has a metal roof, newer furnace, and comes with all appliances. The split level lay-out gives a spacious feel and the attached carport has room for multiple vehicles to park. Outbuildings include a shed and camp trailer and the property is located within town limits and just minutes from services and amenities.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2088573    |
| Price          | \$500,000   |
| Sold Price     | \$490,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,172       |
| Acres          | 5.03        |
| Year Built     | 1980        |
| Type           | Residential |



|          |                                       |
|----------|---------------------------------------|
| Sub-Type | Detached                              |
| Style    | 3 Level Split, Acreage with Residence |
| Status   | Sold                                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 337 West River Road |
| Subdivision | Valley              |
| City        | Hinton              |
| County      | Yellowhead County   |
| Province    | Alberta             |
| Postal Code | T7V 1Z1             |

### Amenities

|         |                                     |
|---------|-------------------------------------|
| Parking | Attached Carport, RV Access/Parking |
|---------|-------------------------------------|

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                             |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Partial                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Entrance       |
| Lot Description   | Cleared, Gentle Sloping, Treed |
| Roof              | Metal                          |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 23rd, 2023  |
| Date Sold      | November 14th, 2023 |
| Days on Market | 21                  |
| Zoning         | R-ACR               |
| HOA Fees       | 0.00                |

### Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | ROYAL LEPAGE ANDRE KOPP & ASSOCIATES |
|----------------|--------------------------------------|

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