

# \$459,900 - 103 Collinge Road, Hinton

MLS® #A2152346

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.02 Acres

Hillcrest, Hinton, Alberta

This extensively upgraded single family home offers 4 bedrooms and 2 baths in a bi-level floorplan that's easy to live in. The main floor living room is at the front of the home, it's bright and very spacious. The dining room features patio doors out to the south-facing deck and is open to the kitchen with newer cabinetry, stainless appliances, and plenty of counter and cupboard space. This level also has 3 bedrooms, a renovated full bath, and handy laundry room. The updates such as hardwood flooring, new light fixtures, doors, and several windows are of good quality and will allow the new owner to move in and enjoy. On the lower level, there's a family room with gas stove, a 4th bedroom, 3pc bath, and utility room with shelving and storage space. Plus, there's access to the 24' deep double attached garage. The exterior of this home is equally as impressive with new vinyl siding, stone accents, newer shingles, and front concrete driveway and walkway. The landscaping and gardens can't be overlooked with the front river rock garden, many built-in planters in the back, several perennials, and a well-kept lawn. The fenced yard has alley access with an RV parking stall. This property is in a great location and a must to see.

Built in 1975

## Essential Information

MLS® #

A2152346



|                |             |
|----------------|-------------|
| Price          | \$459,900   |
| Sold Price     | \$459,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,221       |
| Acres          | 0.02        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 103 Collinge Road |
| Subdivision | Hillcrest         |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V 1M2           |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 5                                                      |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Storage                                             |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage |
|-------------------|-----------------------------------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn |
| Roof            | Asphalt Shingle                                  |
| Construction    | Stone, Vinyl Siding, Wood Frame                  |
| Foundation      | Wood                                             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | August 21st, 2024   |
| Date Sold      | September 6th, 2024 |
| Days on Market | 16                  |
| Zoning         | R-S2                |
| HOA Fees       | 0.00                |

**Listing Details**

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

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