

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

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar
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
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## Exterior

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

## Additional Information

Date Listed	February 12th, 2025
Days on Market	105
Zoning	ERRD

## Listing Details

Listing Office	RE/MAX 2000 REALTY
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