

# \$310,000 - 525, 457 Collinge Road, Hinton

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MLS® #A2245051

## \$310,000

4 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Hillcrest, Hinton, Alberta

Well cared for END UNIT Townhouse style CONDO in the popular HILLCREST area of Hinton with 1,220 sq. ft. of finished living area on the two upper levels. The MAIN level features a bright and spacious Living Room at the front of the home with a 2 pc bathroom and the Kitchen/Dining Area at the back with direct access to the backyard. The UPPER LEVEL features a large Master Bedroom with plenty of closet space, good sized 2nd & 3rd Bedrooms and a full 4 piece Bathroom. Ideally backing onto green space, offering privacy along with easy access to a children's play area nearby. Complete with 5 appliances including Bosch 300 series Dishwasher, Bloomberg Fridge, GE Convection slide in Range, Washer, Dryer and Custom Blinds. Hot water tank replaced in 2019. Furnace replaced in 2010.



Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245051  |
| Price          | \$310,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,220     |
| Acres          | 0.00      |
| Year Built     | 1978      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 525, 457 Collinge Road |
| Subdivision | Hillcrest              |
| City        | Hinton                 |
| County      | Yellowhead County      |
| Province    | Alberta                |
| Postal Code | T7V 1K8                |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Parking, Playground, Snow R                                              |
| Utilities      | Electricity Connected, Fiber<br>Connected, Cable Available,<br>Available |
| Parking Spaces | 2                                                                        |
| Parking        | Assigned, Off Street, Side By                                            |

**Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | See Remarks                                 |
| Appliances        | Dishwasher, Dryer, Refri<br>Convection Oven |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| # of Stories      | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Wood Siding      |
| Foundation        | Poured Concrete              |

**Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 5th, 2025 |
|-------------|------------------|



|                |                |
|----------------|----------------|
| Days on Market | 6              |
| Zoning         | RS Residential |

### **Listing Details**

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

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