

# \$739,900 - 106 West River Road, Hinton

MLS® #A2255232

**\$739,900**

4 Bedroom, 3.00 Bathroom, 3,734 sqft

Residential on 4.47 Acres

West Riverside, Hinton, Alberta

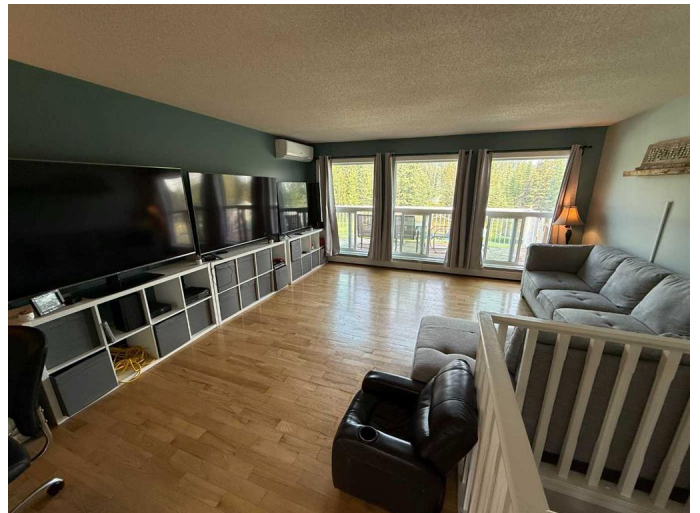
Located on West River Road between Hinton's hill and valley districts, this unique 4.47-acre riverfront property offers the rare combination of in-town convenience, privacy, and space. Zoned R-ACR, it also presents excellent potential for home-based business use.

The 3,734 sq ft two-storey home features 4 bedrooms, 3 bathrooms (including one near completion), and a versatile layout suited for families or multi-use living. The main floor includes a bright living room with large windows overlooking the Athabasca River, a spacious kitchen with breakfast bar, laundry area with deck access, and a massive dining room ideal for entertaining.

All 3 upstairs bedrooms are located on one side of the home, including the primary suite with fireplace, 3-pc ensuite, walk-in closet, and private south-facing balcony. The other two bedrooms also feature walk-in closets and share a full 4-pc bath.

The lower level offers a second kitchen, large rec room with wood stove, office, 4th bedroom, a 3-pc bath (nearing completion), and a 3-season sunroom. Ample storage throughout.

Outside, the property boasts a 42' x 52' garage, fully fenced areas for animals, garden space, multiple outbuildings, sheds, and an animal shelter.



Recent updates include: Wood stoves (upper & lower levels), New windows in the upper living room, 2 mini-split A/C units

Acreage living in town and river viewsâ€”this is a truly rare find in Hinton's market!

Built in 1981

### Essential Information

MLS® #	A2255232
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,734
Acres	4.47
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	106 West River Road
Subdivision	West Riverside
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1Z1

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	20
Parking	Oversized, RV Access/Parking, Triple Garage Attached, Additional Parking, Gravel Driveway, Workshop in Garage
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Built-In Range, Electric Cooktop
Heating	Baseboard, Forced Air, Hot Water, Natural Gas, Boiler, Zoned
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning, Master Bedroom, Recreation Room
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, No Neighbours Behind, Views, Brush, Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Perimeter Wall

## Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R-ACR

## Listing Details

Listing Office	RE/MAX 2000 REALTY
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