

# \$274,900 - 540, 457 Collinge Road, Hinton

MLS® #A2207224

## \$274,900

4 Bedroom, 2.00 Bathroom, 1,282 sqft  
Residential on 0.00 Acres

Hillcrest, Hinton, Alberta

Welcome to 540 Carriage Lane! This beautiful condo is located in Hinton's Hill district and only steps away from Maxwell Lake and the Beaver Boardwalk. This home is perfect for nature lovers as there is no shortage of walking trails, or bike paths, for you to explore. Walking inside you are greeted with an immaculately well kept kitchen with a brand new fridge and light fixtures. The main floor offers a spacious living room with a huge window to allow in natural light. As a nice bonus there is a gas fireplace to warm you on cold nights. Upstairs you will find two well kept bedrooms, one large master bedroom, and an updated full bathroom. The basement has been renovated to accommodate another full sized family room! Moreover, near the end of the basement hall, the owners have spaced in another full sized bedroom. As an added bonus, the basement is a walk out, giving you natural light throughout the home.

Built in 1978

### Essential Information

MLS® #	A2207224
Price	\$274,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,282



Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	540, 457 Collinge Road
Subdivision	Hillcrest
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1K8

### **Amenities**

Amenities	Park, Parking, Picnic Area, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Storage, Courtyard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 30th, 2025

Days on Market 3

Zoning R-M2

### **Listing Details**

Listing Office RE/MAX 2000 REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.