



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



Main Photo

Property Description

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 views—this is a truly rare find in Hinton's market!

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