

# \$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

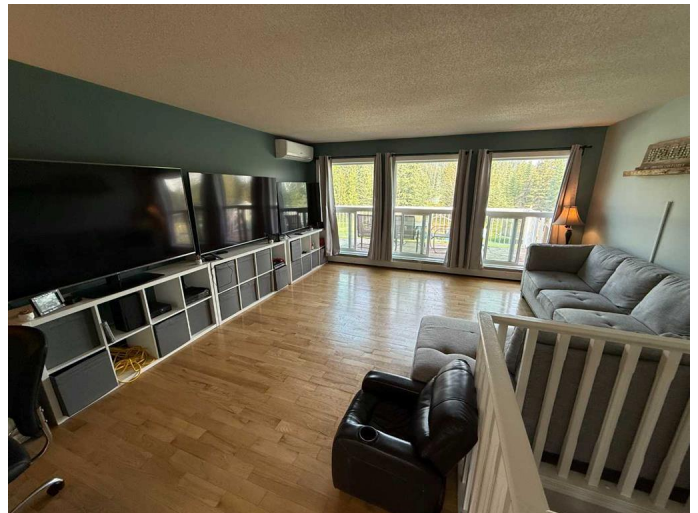
Located on West River Road between Hinton's hill and valley districts, this unique 4.47-acre riverfront property offers the rare combination of in-town convenience, privacy, and space. Zoned R-ACR, it also presents excellent potential for home-based business use.

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 views—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        | Additional Parking, Gravel Driveway, Oversized, RV Access/Parking, Triple Garage Attached, Workshop in Garage |
| # of Garages   | 4                                                                                                             |

### Interior

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

## 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 | 6                   |
| Zoning         | R-ACR               |

## Listing Details

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

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