

# \$629,900 - 320 Collinge Road, Hinton

MLS® #A2262770

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,632 sqft

Residential on 0.18 Acres

Hillcrest, Hinton, Alberta

With immediate access from the back yard onto the trail system and Beaver Boardwalk, this home sits on one of the largest lots on the top side of Collinge Road. Offering an expansive 1.5 storey layout with a walk-out basement, this property is set apart by its location, design, and character. The main level is anchored by the great room which has a towering vaulted ceiling and large south facing windows. Natural light spills into the space including into the dining room and updated kitchen. In the kitchen, there's a prep island and plenty of counter and cupboard space. Upstairs, there are 3 bedrooms, the primary has a walkthrough closet and 3 piece ensuite bath. The developed basement is mostly open and provides a great space for games, lounging, gym equipment, or kids toys - or, given the separate walk-out entrance, there's potential to add an in-law suite. The lower level also offers a large storage room, laundry, and a full bathroom. The oversized garage is heated and 30' wide, and there's good parking including room for an RV in the driveway. The back yard is very private with several mature trees and it also offers dog run fencing and a shed. There's great potential in this gently lived-in home.

Built in 1987

## Essential Information

MLS® #

A2262770



|                |                   |
|----------------|-------------------|
| Price          | \$629,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,632             |
| Acres          | 0.18              |
| Year Built     | 1987              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 320 Collinge Road |
| Subdivision | Hillcrest         |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V1L2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)          |
| Appliances        | Dishwasher, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 2                                                                                 |
| Fireplaces        | Wood Burning                                                                      |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Dog Run, Private Entrance, Private Yard                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Wood Siding                                                            |
| Foundation        | Poured Concrete                                                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 26                 |
| Zoning         | R-S2               |

### **Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | ROYAL LEPAGE ANDRE KOPP & ASSOCIATES |
|----------------|--------------------------------------|

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