

\$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

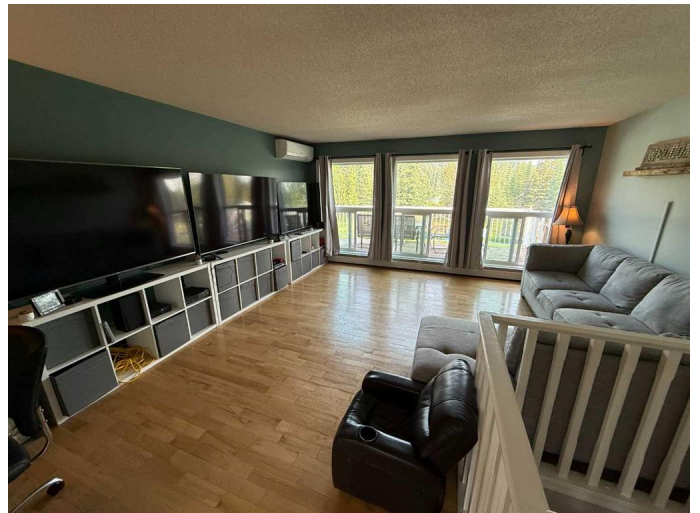
Located on West River Road between Hinton's hill and valley districts, this unique 4.47-acre riverfront property offers the rare combination of in-town convenience, privacy, and space. Zoned R-ACR, it also presents excellent potential for home-based business use.

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	10
Zoning	R-ACR

Listing Details

Listing Office	RE/MAX 2000 REALTY
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