

# \$595,000 - Lot 6, 22417 Township Road 531, Hinton

MLS® #A2200633

**\$595,000**

2 Bedroom, 1.00 Bathroom, 1,954 sqft

Residential on 2.17 Acres

NONE, Hinton, Alberta

Welcome to your dream home on 2.17 acres of beautifully landscaped property! This 1,954 sq ft gem perfectly blends country charm with modern luxury. Step inside to discover all-new flooring throughout, wood fire place, bonus room, 2 bedrooms and an updated laundry room that makes everyday tasks a breeze. The beautifully renovated bathroom feels like your personal spa, offering a serene escape at the end of the day.

For those who love to entertain or unwind outdoors, the large hot tub area with a covered pergola is a true highlight—ideal for soaking away stress in every season. Nearby, a beautiful gazebo provides an additional space for relaxation or gatherings with a brick fire pit in the center to gather on those chilly evenings.

The property also boasts a massive 26x40 heated garage, perfect for storing vehicles, tools, or creating the ultimate workshop. And for those who enjoy a touch of whimsy, the custom chicken coop is nothing short of a castle—ensuring your feathered friends live in style.

Surrounded by mature landscaping, this property truly offers the best of both worlds: a peaceful retreat with all the modern conveniences you desire.

Don't miss your chance to make this



extraordinary acreage your forever home!

Built in 1976

### Essential Information

MLS® #	A2200633
Price	\$595,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,954
Acres	2.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Lot 6, 22417 Township Road 531
Subdivision	NONE
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 0A3

### Amenities

Parking	Double Garage Detached, Driveway, Heated Garage
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s), Soaking Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer, Gas Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Circulating

Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Garden, Playground, Private Yard, Storage
Lot Description	Garden, Landscaped, Lawn, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Combination, Piling(s)

## Additional Information

Date Listed	March 9th, 2025
Days on Market	43
Zoning	CRD

## Listing Details

Listing Office	RE/MAX 2000 REALTY
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