

# \$465,000 - 107 Forest Heights Drive, Hinton

MLS® #A2221121

**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,384 sqft  
Residential on 0.72 Acres

Hillcrest, Hinton, Alberta

Very unique property on Forest Heights Drive! Sitting on .73 acre. This is the largest lot in the neighborhood and is acreage living right in town! Outside on the vast land you will find mature trees everywhere, for peace and tranquility. This bungalow home has everything you need on one floor, as well as a basement! Walking in the main door you are welcomed by vaulted ceilings, new windows & doors, and bright open concept. Large deck leading out to part of the yard, with a firepit area and surrounded by trees. The primary bedroom features an ensuite with jetted tub, a second bedroom, 3 piece bathroom, and main floor laundry can all be found in this area. Through the kitchen you will find a pantry, another bathroom, and access to the 24 X 36 garage, with 220 wiring. The partially developed basement has a lot of opportunities with another bedroom, and a spacious family room. This home is heated with in floor heat throughout, hot water tank from 2018, newer boiler system, and the shingles are 5 years old. There is room to build a shop on this land, and it comes with 2 quonsets, 2 sheds, all appliances and quick possession!

Built in 1985

## Essential Information

MLS® #	A2221121
Price	\$465,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.72
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	107 Forest Heights Drive
Subdivision	Hillcrest
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1N3

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Many Trees, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            May 22nd, 2025

Days on Market        30

Zoning                 R-S2

### **Listing Details**

Listing Office           RE/MAX 2000 REALTY

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