

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

### Exterior

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

Foundation                Wood

**Additional Information**

Date Listed                May 22nd, 2025  
Days on Market        110  
Zoning                      R-S2

**Listing Details**

Listing Office            RE/MAX 2000 REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.