

# \$399,900 - 186 Sutherland Avenue, Hinton

MLS® #A2195198

**\$399,900**

4 Bedroom, 2.00 Bathroom, 897 sqft

Residential on 0.15 Acres

Hillcrest, Hinton, Alberta

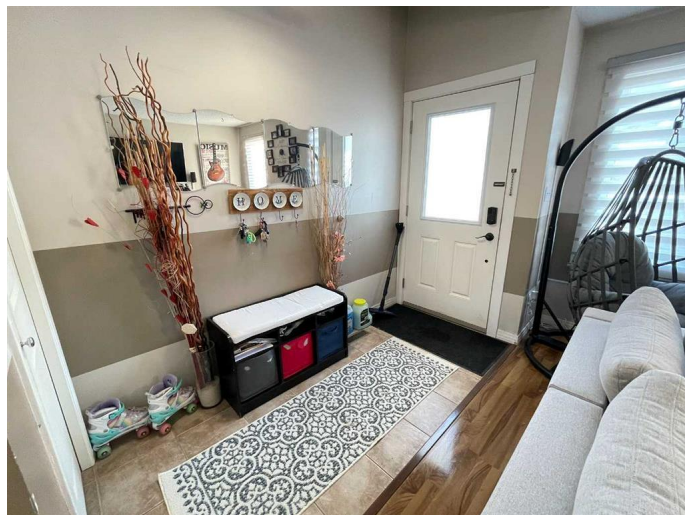
Perfect 4 bedroom, 4 level split home in a great location! Ideal size for the first time home buyer, established or a new family. The many updates over the years will allow for comfort & piece of mind. The shingles are less than 10 years old, the hot water tank was installed last year, the front door was replaced & all the appliances are new! The living room allows for plenty of sunlight with a new front window & a stylish electric fireplace for ambience & additional warmth. An attached dining area is great for family gatherings. Stylish laminate throughout the main level extends to the kitchen with new stainless steel appliances & access to the back deck, great for BBQing & entertaining. Up a level includes a sizeable primary bedroom with double closets, a 2nd bedroom & a 4 piece bathroom with new sink, toilet & soaker tub. The level below has 2 more bedrooms & a 2nd 4 piece bathroom with new toilet & vanity. The basement is finished with a den or media room, family or exercise area, & laundry. There is ample parking in the front & the large, fenced back yard completes this home. Just moments to walking trails, the Beaver Boardwalk & schools.

Built in 1982

## Essential Information

MLS® # A2195198

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 897           |
| Acres          | 0.15          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 186 Sutherland Avenue |
| Subdivision | Hillcrest             |
| City        | Hinton                |
| County      | Yellowhead County     |
| Province    | Alberta               |
| Postal Code | T7V 1L6               |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Electricity Available, Fiber Optics Available, Natural Gas Available, Phone Available, Sewer Available, Water Available |
| Parking Spaces | 2   |
| Parking        | Driveway, Off Street, RV Access/Parking   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Soaking Tub   |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Window Coverings, Stove(s) |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Rain Barrel/Cistern(s) |
|-------------------|------------------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Front Yard, Street Lighting |
| Roof            | Asphalt                                |
| Construction    | Wood Frame, Aluminum Siding            |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 16th, 2025 |
| Days on Market | 112                 |
| Zoning         | R-S2                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
|----------------|--------------------|

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