

# \$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

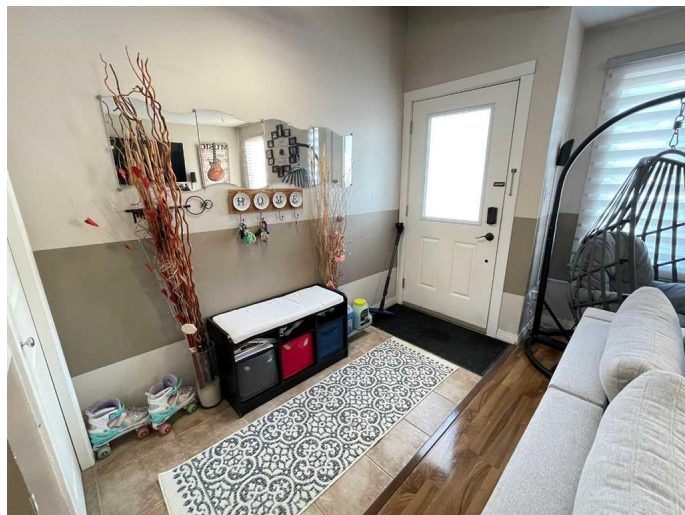
Perfect 4 bedroom, 4 level split home in a great location! Ideal size for the first time home buyer, established or a new family. The many updates over the years will allow for comfort & piece of mind. The shingles are less than 10 years old, the hot water tank was installed last year, the front door 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	Phone Available, Electricity Available, Fiber Optics Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Driveway, Off Street, RV Access/Parking

### Interior

Interior Features	Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Freezer
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)
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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	88
Zoning	R-S2

### **Listing Details**

Listing Office	RE/MAX 2000 REALTY
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