

\$299,900 - 123 Sutherland Avenue, Hinton

MLS® #A2146047

\$299,900

3 Bedroom, 2.00 Bathroom, 1,464 sqft

Residential on 0.07 Acres

Hillcrest, Hinton, Alberta

A spacious duplex in a great Upper Hill location. This semi-detached home backs onto an open green space and is really close to town trails including the Boardwalk and Mountain Bike Park. Inside, the 4 level split floor plan makes a great use of space and gives plenty of room for a family. On the top level, there are 3 bedrooms and a full bathroom. The main floor features the kitchen, dining room, and living room along with a spacious front entry. The third level is bright and offers a spacious family room with patio doors to the back yard, a nook, and a 3pc bath with laundry. The lower level is a great flex space which could be used as an extra bedroom or rec/media room and it also offers a couple great storage spaces including a huge crawl space. Recent upgrades include appliances, a newer back, and some flooring. Furnace, some windows, and shingles have all been upgraded from original. Plus, there's plenty of parking out front, alley access in the back, and a fully fenced yard. A prime consideration for a first time buyer or as a revenue property.



Built in 1984

Essential Information

MLS® #	A2146047
Price	\$299,900
Sold Price	\$291,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.07
Year Built	1984
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	123 Sutherland Avenue
Subdivision	Hillcrest
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1L1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Laminate Counters, Separate Entrance, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	August 12th, 2024
Days on Market	40
Zoning	R-M1
HOA Fees	0.00

Listing Details

Listing Office ROYAL LEPAGE ANDRE KOPP & ASSOCIATES

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