

\$539,900 - 173 Sitar Crescent, Hinton

MLS® #A2160175

\$539,900

3 Bedroom, 3.00 Bathroom, 1,205 sqft
Residential on 0.24 Acres

Thompson Lake, Hinton, Alberta

Picture perfection throughout this stunning bi-level home tucked away on a large pie shaped lot in Thompson Lake. Pride of ownership from top to bottom, inside & out! Walking in, you are introduced to a vaulted entry with a rock accented feature wall. Vaulted ceilings extend to the living room highlighted by a barnboard feature wall, stained glass window & gas fireplace with updated rock work. The open layout continues into the kitchen & dining area with access to the back deck & yard through updated French doors, making entertaining convenient. The kitchen calls for endless cooking & includes an island with tasteful rock work, matching backsplash, stainless steel appliances & a great view to the yard. Meticulous detail extends to the primary bedroom, that is emphasized by a barnboard character wall, vaulted ceilings, walk-in closet, 4 pce ensuite & access to a private balcony overlooking the front of the home & foothills. 2 nice sized bedrooms, each with stylish feature walls & a 4 pce bathroom complete the upstairs. The basement is very functional with a cozy family room, office area, a 3 pce bathroom, storage & entry to the 23' x 22' heated double garage. Most of the home has been updated with newer flooring, paint, light fixtures, some upgraded windows & doors. Shingles were replaced less than 10 years ago. Let's talk about the yard. Backing on to reserve land, your own private retreat includes a large deck overlooking tiered levels with unbelievable



landscaping, areas for the family to play & a firepit. Situated in a nice, quiet neighbourhood, minutes from shopping & walking distance to local trails.

Built in 1997

Essential Information

MLS® #	A2160175
Price	\$539,900
Sold Price	\$539,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,205
Acres	0.24
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	173 Sitar Crescent
Subdivision	Thompson Lake
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1S7

Amenities

Utilities	Electricity Available, Natural Gas Available, Fiber Optics Available, Garbage Collection, Sewer Available, Water Available
Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator,

	Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, Street Lighting, Pie Shaped Lot, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	October 11th, 2024
Days on Market	49
Zoning	R-S3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 2000 REALTY
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