

\$449,900 - 110 Fuller Place, Hinton

MLS® #A2171640

\$449,900

3 Bedroom, 5.00 Bathroom, 1,522 sqft

Residential on 0.15 Acres

Hillcrest, Hinton, Alberta

A phenomenal opportunity! This family home is tucked away on a quiet street on the Upper Hill and backs onto green space and walking trails. A unique layout, many large windows, and a great deal of character give this property immediate appeal. The main floor features 2 spacious entry ways including one off the attached garage. This level also has a nicely appointed kitchen and dining room along with a small office and laundry room/half bath. The highlight of this main living area is the raised Great Room with a towering ceiling and incredible natural light. This home is perched atop a hill and looks out over the town and northwest toward the foothills and Rockies. The upper level consists of 3 bedrooms and 2 baths including a 3pc ensuite in the primary bedroom. A walk-out basement with a large family room, spacious flex room which could be an office, exercise room, or theatre room, storage, and 2 more bathrooms. Upgrades include shingles in 2015, furnace in 2020, and a pellet stove in 2018. Outside, the raised deck wraps around the home and beneath it, there's a large enclosed storage shed on one side along with a dog run on the other side of the back yard. Additionally, there's room for loads of storage in the garage mezzanine and plenty of parking space out front including space for an RV. This home is within walking distance of 3 schools and in a highly sought-after neighbourhood. Gently lived in by the same owner for decades, this property is move-in ready, yet it has tremendous potential



for upgrading to the new owners tastes.

Built in 1981

Essential Information

MLS® #	A2171640
Price	\$449,900
Sold Price	\$449,900
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,522
Acres	0.15
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	110 Fuller Place
Subdivision	Hillcrest
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1K3

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Natural Woodwork, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Sloped Down
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 11th, 2024
Days on Market	1
Zoning	R-S2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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