

\$524,900 - 308 Tocher Avenue, Hinton

MLS® #A2179353

\$524,900

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.16 Acres

Thompson Lake, Hinton, Alberta

Welcome to 308 Tocher, a truly remarkable home that offers 2798 sq. ft. of living space and a 642 sq. ft. heated double attached garage. As you step inside, you'll be immediately impressed by the vast, open living room with its vaulted ceilings and expansive windows that flood the space with natural light. The living area is beautifully finished with ornate wall lights and a stunning gas fireplace, making it the perfect place to relax or entertain.

Moving into the kitchen, you'll find brand-new vinyl plank flooring and a thoughtfully designed, open layout that's ideal for a home chef. There's ample cabinet space to store all your cooking essentials, making this kitchen as functional as it is stylish. Adjacent to the kitchen is the dining area, which leads to a concrete balcony, offering stunning views of the neighborhood.

The primary bedroom is a true retreat, accessible through French doors. This spacious room easily accommodates a king-sized bed and features its own 5-piece ensuite bathroom with a walk-in closet. On the main floor, you'll also find two more generously sized bedrooms and a 4-piece common bathroom.

The basement of this home is truly enormous, with open, high-ceilinged space that resemble a banquet hall. It has been freshly painted and



is ready to be customized to suit your needs. The basement includes a laundry room, an additional 4-piece bathroom, and another large bedroom. The basement walks out seamlessly to a beautifully fenced and landscaped backyard.

For parking and storage, the home offers additional space in the back alley, providing room for several vehicles or even an RV, with an RV power hookup available. The front driveway can also accommodate multiple vehicles, including an RV.

The entire basement and garage are equipped with in-floor heating, ensuring comfort year-round. Additionally, the spacious garage has its own overhead gas heater, making it ideal for winter use.

This is a home that combines luxury, practicality, and space, designed to meet the needs of modern living.

Built in 1997

Essential Information

MLS® #	A2179353
Price	\$524,900
Sold Price	\$522,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	308 Tocher Avenue
Subdivision	Thompson Lake
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V2E1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Built-In Oven, Microwave
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Blower Fan, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2024
Date Sold	December 10th, 2024
Days on Market	19
Zoning	R-S2
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX 2000 REALTY

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