

\$389,000 - 111 Sutherland Avenue, Hinton

MLS® #A2181698

\$389,000

4 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.08 Acres

NONE, Hinton, Alberta

Welcome to this beautifully updated 4-bedroom, 2-bathroom home, perfectly situated in the prestigious Hill area of Hinton. Offering over 1,800 square feet of thoughtfully designed living space, including a finished basement, this property combines modern updates, custom finishes, and an unbeatable location with park space right behind. Nestled near the Beaver Boardwalk, hiking trails, and biking paths, this home is must-see.

The main floor features a bright, open-concept design that seamlessly connects the living room, dining area, and kitchen. Designed with attention to detail, the kitchen showcases modern appliances, ample workspace, and timeless finishes, making it perfect for both everyday living and entertaining.

Downstairs, the finished basement provides additional living space, including a spacious family room perfect for movie nights, hobbies, or playtime. A large storage room, bathroom and an extra bedroom add versatility for guests, a home office, or any other need.

Updates over the past nine years include the kitchen, appliances, hot water tank, high-efficiency furnace, new deck, flooring, select windows, and a central vacuum system.

Outside, the backyard and adjacent park space offer plenty of room for kids to play. A large deck provides the perfect spot to relax



and enjoy the serene mountain views.
Additional features include backyard parking,
space for an RV, and convenient alley access.

This home truly has it all: modern updates,
exceptional craftsmanship, & location, location,
location.

Built in 1982

Essential Information

MLS® #	A2181698
Price	\$389,000
Sold Price	\$371,750
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	969
Acres	0.08
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	111 Sutherland Avenue
Subdivision	NONE
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1L1

Amenities

Parking Spaces	2
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Parking	Alley Access, Off Street, RV Access/Parking
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Interior

Interior Features	Open Floorplan, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Range, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	December 5th, 2024
Date Sold	February 26th, 2025
Days on Market	83
Zoning	R-M1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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