

186 Sutherland Avenue
Hinton, Alberta

MLS # A2195198



\$399,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	4 Level Split		
Size:	897 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Fiber Optics, Phone, Sewer, V
Features:	Soaking Tub		

Inclusions: n/a

Perfect 4 bedroom, 4 level split home in a great location! Ideal size for the first time home buyer, established or a new family. The many updates over the years will allow for comfort & piece of mind. The shingles are less than 10 years old, the hot water tank was installed last year, the front door was replaced & all the appliances are new! The living room allows for plenty of sunlight with a new front window & a stylish electric fireplace for ambience & additional warmth. An attached dining area is great for family gatherings. Stylish laminate throughout the main level extends to the kitchen with new stainless steel appliances & access to the back deck, great for BBQing & entertaining. Up a level includes a sizeable primary bedroom with double closets, a 2nd bedroom & a 4 piece bathroom with new sink, toilet & soaker tub. The level below has 2 more bedrooms & a 2nd 4 piece bathroom with new toilet & vanity. The basement is finished with a den or media room, family or exercise area, & laundry. There is ample parking in the front & the large, fenced back yard completes this home. Just moments to walking trails, the Beaver Boardwalk & schools.