# **\$474,900 - 131 Tocher Avenue, Hinton**

MLS® #A2251497

## \$474,900

3 Bedroom, 2.00 Bathroom, 1,136 sqft Residential on 0.10 Acres

Thompson Lake, Hinton, Alberta

131 Tocher is not your run of the mill home! This home, Custom built in 1993, boasts a large, clean open floor plan featuring glorious hardwood flooring throughout most of the main floor. walking into the home the first thing you, see is a perfectly framed dining area with custom lighting. The Kitchen is large with vaulted ceilings with an eating area and a conveniently placed patio door that opens up to your side deck with a delightful view of the western skies. This main floor also houses a large 4pc bath a bedroom and a spacious primary bedroom. Moving to the basement you have fresh brand new thick padded carpeting with plenty of space to play or have your home theatre area. This space is heated with its own gas fireplace centrepiece, The basement houses another bedroom, Large laundry room and another 4pc bathroom featuring a large jetted soaker tub. There is another bonus room that could be an office or play room that leads to the large heated attached double garage that has two 8 foot tall overhead garage doors. This home has brand new singles, new carpeting, fresh finishings, paint, custom lighting and a unique layout. It is sure to check of almost everything on your list of needs and wants. Don't miss out on this gem.







Built in 1993

#### **Essential Information**

MLS® # A2251497

Price \$474,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,136

Acres 0.10

Year Built 1993

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 131 Tocher Avenue

Subdivision Thompson Lake

City Hinton

County Yellowhead County

Province Alberta
Postal Code T7V1H3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No

Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Central, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Fire Pit, Lighting

Lot Description Corner Lot, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Street

Lighting, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 26th, 2025

Days on Market 69

Zoning R-S3

# **Listing Details**

Listing Office RE/MAX 2000 REALTY

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