

# \$367,000 - 121 Sutherland Avenue, Hinton

MLS® #A2243243

**\$367,000**

4 Bedroom, 2.00 Bathroom, 1,484 sqft

Residential on 0.07 Acres

Hillcrest, Hinton, Alberta

Welcome to this spacious and well-maintained four-level split located in one of Hinton's most sought-after neighbourhoods. Situated in the Upper Hill area, this 4-bedroom, 2-bathroom home offers a functional layout, tasteful updates, and stunning mountain views.

The main level features a bright, open-concept design with a spacious kitchen, living room, and dining area – ideal for both everyday living and entertaining. Just a few steps up, you'll find three comfortable bedrooms and a full bathroom.

From the kitchen, head down to the family room level with direct access to the backyard, a convenient second bathroom, laundry area, and walkout to a large deck overlooking a beautifully landscaped yard that backs onto peaceful park space.

The lower level offers even more living space with a cozy second family room featuring a gas fireplace, a fourth bedroom, and an expansive crawlspace providing ample storage.

Recent upgrades include some windows and doors, and the property boasts lovely views of the surrounding mountains. This home blends space, comfort, and location – perfect for growing families or those seeking room to spread out in a quiet, established area.



Built in 1983

## Essential Information

MLS® #	A2243243
Price	\$367,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 4 Level Split
Status	Active

## Community Information

Address	121 Sutherland Avenue
Subdivision	Hillcrest
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1L1

## Amenities

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

## Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden, Level, No Neighbours Behind, Rectangular Lot, Views, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	73
Zoning	R-M1

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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