

# \$484,900 - 131 Tocher Avenue, Hinton

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MLS® #A2251497

**\$484,900**

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	\$484,900
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
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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
Zoning	R-S3

### **Listing Details**

Listing Office	RE/MAX 2000 REALTY
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