

# \$612,000 - 294 Tocher Avenue, Hinton

MLS® #A2255946

## \$612,000

5 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.15 Acres

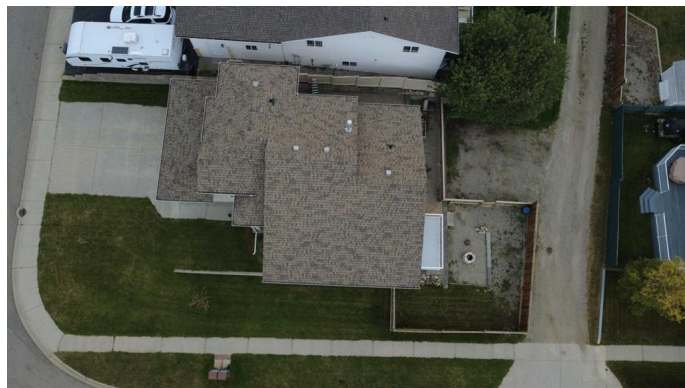
Thompson Lake, Hinton, Alberta

Attention families and savvy investors, welcome to 294 Tocher! This beautiful 5 bedroom 3 bathroom home is located in the coveted area of Thompson Lake. Built in 2005, this home is immaculately maintained and has much to offer. Walking inside you are greeted with a large open concept kitchen, living and dining room with deck access. Down the hall you will find 2 generously sized bedrooms and a 4 piece bathroom. Up the stairs you will find the master suite equipped with a large walk-in closet, private laundry, and another full bathroom. Moving downstairs you will find a walk-out basement which has been upgraded to an income suite! The basement has 2 additional bedrooms, a large family room with a fireplace, another 4 piece bathroom, and a kitchen/laundry room. The backyard features a firepit and additional parking for any tenants or guests. With loads of potential, this house truly checks all the boxes!

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255946  |
| Price          | \$612,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,333     |
| Acres          | 0.15      |



|            |                   |
|------------|-------------------|
| Year Built | 2005              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | Modified Bi-Level |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 294 Tocher Avenue |
| Subdivision | Thompson Lake     |
| City        | Hinton            |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7V1L2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 2                                                               |
| Fireplaces        | Gas                                                             |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full, Walk-Out                                        |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                         |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Private, Street Lighting, Sloped Down |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Wood Frame                                                                                                    |
| Foundation        | Poured Concrete                                                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 22                   |
| Zoning         | R-S2                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
|----------------|--------------------|

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