



GRASSROOTS
REALTY GROUP

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121 SUTHERLAND Avenue
Hinton, Alberta

MLS # A2243243



\$349,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,484 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Off Street, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Level, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-M1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: N/A

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.