



GRASSROOTS
REALTY GROUP

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131 Tocher Avenue
Hinton, Alberta

MLS # A2251497



\$456,900

Division:	Thompson Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,136 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Street Lighting,		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

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.