



GRASSROOTS
REALTY GROUP

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**294 Tocher Avenue
Hinton, Alberta**

MLS # A2255946



\$612,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Thompson Lake | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,333 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, P | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-S2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

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!