

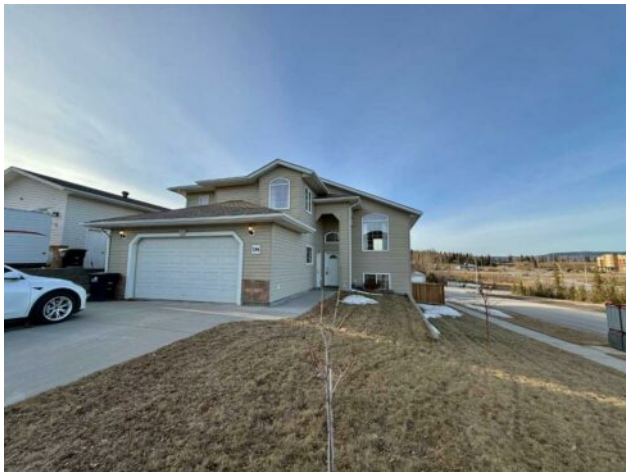


**GRASSROOTS**  
REALTY GROUP

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**294 TOCHER Avenue**  
**Hinton, Alberta**

**MLS # A2283100**



**\$569,000**

<b>Division:</b>	Thompson Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	Basement Fridge
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Welcome to this well-designed 5-bedroom, 3-bathroom bi-level home offering versatility, space, and excellent investment potential. The main floor features a bright open-concept living, dining, and kitchen area—ideal for everyday living and entertaining. Down the hall are two generously sized bedrooms and a full 4-piece bathroom, providing a functional and family-friendly layout. The upper level is dedicated to a private primary retreat, complete with a walk-in closet, convenient in-suite laundry, and a 3-piece ensuite—your own quiet escape from the rest of the home. The fully developed basement has been converted into a self-contained suite, offering two additional bedrooms, a 4-piece bathroom, kitchenette, and separate laundry. This space is perfect for extended family, guests, or added rental income. Built in 2005, the home also features a spacious attached 24' x 24' garage, RV parking, and a newly fully fenced yard—ideal for kids, pets, and outdoor enjoyment. Whether you're a growing family looking for space or an investor seeking a flexible property with income potential, this home checks all the boxes.