

# \$409,900 - 168 Sitar Crescent, Hinton

MLS® #A2235763

## \$409,900

3 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.08 Acres

Thompson Lake, Hinton, Alberta

This great half-duplex is nicely located in the back part of the Thompson Lake subdivision. 3 bedrooms and 3 bathrooms with a bright fully finished basement, this property is move-in ready. There are new appliances in the kitchen, new shingles, and a new hot water tank (all done in 2021) and some flooring and paint have been updated. The large primary bedroom is at the rear of the home and features a 3pc ensuite bath and spacious walk-in closet. The front living room is bright and benefits from an open concept through to the dining room and kitchen. The lower level offers a large family room with gas fireplace and a large window, laundry room, and a bathroom. Plus, this level has access to the heated double attached garage. There is room for parking in front of the garage off the back alley and a nicely landscaped front yard. Located close to trail access and green space.

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235763  |
| Price          | \$409,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,128     |
| Acres          | 0.08      |
| Year Built     | 1997      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 168 Sitar Crescent |
| Subdivision | Thompson Lake      |
| City        | Hinton             |
| County      | Yellowhead County  |
| Province    | Alberta            |
| Postal Code | T7V 1S7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Storage                                                      |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance, Storage |
| Lot Description   | Back Lane                 |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding              |
| Foundation        | Poured Concrete           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 30th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 82   |
| Zoning         | R-S3 |

## **Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | ROYAL LEPAGE ANDRE KOPP & ASSOCIATES |
|----------------|--------------------------------------|

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