

# \$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 | 4    |
| Zoning         | R-S3 |

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.