

# \$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
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Days on Market	68
Zoning	R-S3

## **Listing Details**

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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