



GRASSROOTS
REALTY GROUP

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404, 228 Pembina Avenue
Hinton, Alberta

MLS # A2306706



\$314,900

Division:	Mountain View		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,038 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Heated Garage, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Metal Frame, Vinyl Siding	Zoning:	C-NOD
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: none

This well-maintained apartment-style condo is a great opportunity for comfortable, low-maintenance living. The unit has been tastefully finished with quality throughout, including oak hardwood flooring that runs through the main living areas, and bedrooms, with tile flooring in the bathrooms for added durability. The open-concept layout connects the kitchen, dining, and living space, offering plenty of cabinetry and a functional island that provides extra prep space and seating. The large entryway adds flexibility, with room for a desk or additional storage setup. You'll also appreciate the dedicated laundry room, complete with upper and lower cabinets. As a corner unit with north and east exposure, the space is filled with natural light, especially in the mornings. The wrap-around deck extends your living space outdoors and includes storage at both ends. The building itself is well cared for and offers a range of amenities, including indoor parking, common entertaining areas, and elevator access. Located within walking distance to many everyday amenities, this is a solid option for anyone looking for convenient, worry-free living.