



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

407, 228 Pembina Avenue
Hinton, Alberta

MLS # A2326935



\$305,000

Division:	Mountain View		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	C-NOD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s)		

Inclusions: n/a

Welcome to luxury, comfort, and convenience in this beautifully maintained adult-only condominium. This bright corner unit offers over 1,000 square feet of thoughtfully designed living space with desirable south and east exposure, filling the home with warm morning sunshine and showcasing stunning mountain and foothill views. Step outside onto the spacious wraparound balcony, the perfect place to enjoy your morning coffee or relax while taking in the scenery. Storage units at both ends of the deck provide plenty of room for seasonal items and outdoor essentials. Inside, beautiful hardwood flooring flows throughout the open-concept living, dining, and kitchen areas, creating an inviting space for everyday living and entertaining. The cozy corner fireplace adds warmth and ambiance, making winter evenings especially enjoyable. The spacious primary bedroom features a private 3-piece ensuite, while a generous second bedroom and full bathroom provide comfortable accommodations for guests or a home office. Convenient in-suite laundry adds to the home's practicality. This well-maintained adult-only building offers the added benefits of heated parkade parking and welcoming community rooms for residents to gather and socialize. If you're looking for a bright, spacious home with exceptional views, quality finishes, and a carefree lifestyle, this beautiful condo is ready to welcome you home.