



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

309, 109 Seabolt Drive  
Hinton, Alberta

MLS # A2341478



**\$295,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hillcrest                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 997 sq.ft.                         | Age:   | 2006 (20 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                       |            |        |
|-------------|---------------------------------------|------------|--------|
| Heating:    | Boiler, Hot Water                     | Water:     | -      |
| Floors:     | Carpet, Linoleum                      | Sewer:     | -      |
| Roof:       | Asphalt Shingle                       | Condo Fee: | \$ 596 |
| Basement:   | -                                     | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                    | Zoning:    | R-M2   |
| Foundation: | -                                     | Utilities: | -      |
| Features:   | Breakfast Bar, Storage, Vinyl Windows |            |        |

Inclusions: NONE

Low maintenance living in this top floor, south-facing condo unit. Nicely located on the Upper Hill, this condo building is close to many amenities including schools and trails. The unit is bright and inviting with a spacious entry way. An open concept kitchen, living room, and dining room anchors the space with a bedroom on each side. The primary suite offers a walk-through closet and full ensuite bath. Plus, there's a second 4pc bath, separate laundry room, and a balcony with an incredible view of the foothills. This unit also offers two titled parking stalls including one in the heated underground parkade. This unit could be perfect for a young professional or someone who's ready to downsize.