

307, 228 Pembina Avenue
Hinton, Alberta

MLS # A2138462



\$285,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Mountain View | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,003 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Hot Water | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 572 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed | Zoning: | C-NOD |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: shelving in laundry room and storage units

This lovely adult living condo is located on the third floor of a well-maintained building, featuring a bright and cheerful ambiance thanks to its east and south-facing windows and open concept design. The primary bedroom is spacious and includes a full ensuite bathroom, while a second generously-sized bedroom and another full bath provide ample accommodation for guests or family. The kitchen is designed with plenty of cupboards and counter space, complemented by a large dining area, perfect for both everyday meals and entertaining. Outdoor enthusiasts will appreciate the wrap-around deck, which features large storage units at each end and offers breathtaking views of the mountains. Additional conveniences include a good-sized laundry room equipped with lots of shelves for storage. The building also boasts several amenities, including inside parking, a large communal dining room, and a gathering room available for residents to use for special events. Ideal for snowbirds or anyone looking to avoid the hassle of outdoor maintenance, this condo offers a comfortable and convenient lifestyle in a vibrant community.