

**205, 228 Pembina Avenue**  
**Hinton, Alberta**

**MLS # A2139319**



**\$219,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	785 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Enclosed, Heated Garage, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-NOD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** NONE

Affordable, Worry-Free Adult Living (45+) Discover the perfect blend of comfort and convenience with this beautiful 2-bedroom condo, designed for adults 45 and older. Located on the second floor, this east-facing center unit offers a private balcony shielded from the wind, ensuring a peaceful outdoor space. Recent upgrades include new flooring throughout and modern stainless steel kitchen appliances, providing a contemporary touch to this charming home. The condo features two spacious bedrooms and a full bathroom. Residents enjoy a range of common amenities, including a heated parkade, a community kitchen, a dining room, and a lounge area perfect for hosting large gatherings or family events. Situated in a prime location, the condo is within walking distance of excellent restaurants and the vibrant Green Square shopping district, offering both convenience and a lively neighborhood atmosphere. This unit is also an excellent investment opportunity, as long-term rentals are permitted in the building. Don't miss out on this chance to secure affordable, worry-free living in a desirable community.