

**301, 228 Pembina Avenue**  
**Hinton, Alberta**

**MLS # A2140363**



**\$199,000**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	707 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	C-NOD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to carefree living! This well-maintained, adult-only building has so much to offer. Enjoy the convenience and security of inside parking, kitchen and gathering areas for large events, an elevator, and comprehensive common area maintenance &ndash; you'll never need to shovel snow again. This suite, located on the third floor and facing west, boasts a large balcony with a storage area, perfect for enjoying the view or engaging in container gardening. The kitchen features an abundance of bright white cupboards and ample workspace, allowing you to savor the view or chat with guests while preparing meals. The condo includes two generously sized bedrooms, an updated bathroom with a walk-in shower, and a spacious storage/laundry room. This is truly a wonderful place to call home, offering a comfortable and convenient lifestyle.