

**204, 228 Pembina Avenue  
Hinton, Alberta**

**MLS # A2220433**



**\$274,900**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 601
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	c-nod
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** n/a

Modern 2-Bedroom Adult Living Condo &ndash; Low Maintenance, High Comfort! Enjoy the perfect blend of convenience, comfort, and style in this meticulously maintained 2-bedroom, 2-bath adult living apartment. Designed for easy living, this open-concept layout is filled with natural light thanks to large windows that create a bright and inviting atmosphere. Featuring new modern vinyl plank flooring, the home offers a contemporary look with minimal upkeep. The secure building ensures peace of mind, while heated underground parking keeps your vehicle safe and protected year-round. Step outside to your spacious wrap-around deck &ndash; an ideal space to relax or entertain, complete with extra storage for added functionality. Whether you're downsizing or simply looking for a more relaxed lifestyle, this home checks all the boxes. Don&rsquo;t miss your chance to view this beautiful, move-in-ready unit!