

**20, 441 SWITZER Drive
Hinton, Alberta****MLS # A2255970****\$159,000**

Division:	Hardisty		
Type:	Residential/Other		
Style:	2 Storey		
Size:	802 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RM2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

With rising rental costs in the area, this property could be the solution you've been looking for! This well-kept two-bedroom, two-bath condo offers a smart investment and a comfortable place to call home. Located in the Valley, you'll love the walkability to shopping, schools, the rec centre, trails, and amenities. The main level features a spacious living room and a bright, functional kitchen with three appliances. Upstairs are two generous-sized bedrooms and a full bath. The finished basement provides a cozy family room, a convenient two-piece bath, and a laundry/storage area with washer and dryer new in 2021. Outside, the fenced yard is fully concrete for easy, low-maintenance living and includes a storage shed. A fantastic opportunity for first-time buyers, investors, or anyone seeking affordable ownership in a prime location.