

**27, 441 Switzer Drive  
Hinton, Alberta**

**MLS # A2267409**



**\$179,900**

**Division:** Hardisty

**Type:** Residential/Four Plex

**Style:** 2 Storey

**Size:** 989 sq.ft. **Age:** 1972 (54 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** Level

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 362
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-M2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	SHED		

Welcome to easy and affordable condo living with low monthly fees and low maintenance. This bright condo with lots of natural light features 3 good sized bedrooms and 1.5 bathrooms. This unit also has a finished basement for extra family space and a high efficiency furnace. It's nicely located close to everything you need within walking distance including a Rec centre, shopping, doctors office and schools. Outside features a nice sized shed in a fenced yard that is fully concrete for low maintenance. This home features quick possession and easy living.