

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

**MLS # A2281368**

**\$259,000**



<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 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 601
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-NOD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	none		

Step into easy, low-maintenance living in this well-kept 2-bedroom, 2-bathroom corner condo, located in a quiet and secure 45+ adult-only building. This spacious, open-concept unit features northeast exposure, offering plenty of natural light and a pleasant view of the foothills—a peaceful backdrop for your daily routine. Enjoy the fresh, modern look of new vinyl plank flooring throughout, designed for style and ease of care. As a corner unit, you'll benefit from added privacy and extra windows, making the space feel bright and welcoming. Your wrap-around balcony is perfect for morning coffee or evening unwinding and includes two outdoor storage areas, providing functional space without cluttering your home. Heated underground parking adds year-round convenience and peace of mind. Whether you're downsizing or simply looking for a relaxed, adult-oriented lifestyle, this move-in-ready home offers comfort, security, and simplicity—all in one thoughtfully designed space. Come see what easy living feels like!