



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

206, 109 Seabolt Drive  
Hinton, Alberta

MLS # A2249967



**\$308,000**

Division:	Hillcrest		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Boiler, Central, Natural Gas, Radiant

**Floors:** Carpet, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** Elevator, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 523

**LLD:** -

**Zoning:** R-M2

**Utilities:** -

**Inclusions:** N/A

Perfection is Carlyle Estates in Hinton its the finest apartment condominium. This building features tall and wide pressurized, air conditioned hallways with motion detection lighting. Elevator access to all floors including the secure heated underground parkade where your titled stall will be located. Another powered titled parking stall is located outside in the parking lot. Plus a titled storage unit. This is a large second floor corner unit, west facing away from busy Mountain street traffic. Garnering a fair amount of sunlight during the day while offering privacy. This unit features dark cabinets and brand new acoustic luxury vinyl plank flooring and nearly new all stainless steel appliances! Carlyle Estates is maintained to the highest degree. The condo association is active and well managed. Once inside this building and unit you will find that it is in nearly perfect condition. This is what makes this unit perfect for turn key, worry free living in the foothills of the rocky mountains.