



**43, 114 Hardisty Avenue
Hinton, Alberta**

MLS # A2259443



\$172,900

Division:	Hardisty		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	911 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	C-NOD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: NONE

If you're looking for an affordable condo in Hinton's Valley District without sacrificing quality look no further than Unit 43 at 114 Hardisty Avenue. This well-maintained townhouse-style condo is part of a complex that underwent professional renovations in 2008. Major upgrades at that time included a new electrical panel, tin roofing, and updated kitchen and bathroom cabinetry. The current owner has made additional improvements, including the addition of a decorative stone backsplash and central air conditioning, a rare feature in Hinton condos that adds a true touch of luxury. Inside, you'll find a well-appointed kitchen with an attached dining area and a convenient coffee bar. The spacious living room is adjacent to the dining space and features bright windows overlooking the deck, perfect for barbecuing and enjoying the common courtyard. Upstairs, there are two bedrooms. The primary bedroom is exceptionally large for a condo, and the 4-piece bathroom offers plenty of space as well. The basement is an open canvas, ready for your personal touch, whether you want extra living space, a home gym, or simply additional storage. There's also a dedicated laundry area downstairs for added convenience. With low condo fees of just \$240/month (which include building insurance, reserve fund contributions, and exterior lawn and snow care), this unit offers incredible value. If you're considering condo living in Hinton, don't miss out on this opportunity.