

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

## 27, 441 Switzer Drive Hinton, Alberta

MLS # A2267409



\$185,000

Division:	Hardisty				
Type:	Residential/Four Plex				
Style:	2 Storey				
Size:	989 sq.ft.	Age:	1972 (53 yrs old)		
Beds:	3	Baths:	1 full / 1 half		
Garage:	Stall				
Lot Size:	-				
Lot Feat:	Level				

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-M2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba

Features: No Animal Home, No Smoking Home

Inclusions: 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.