



27, 441 Switzer Drive  
Hinton, Alberta

MLS # A2267409



**\$179,900**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	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, Garbage
<b>Features:</b>	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.