



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

**MLS # A2281368**



**\$259,000**

**Division:** Mountain View

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 1,032 sq.ft. **Age:** 2007 (19 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade, Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard, Hot Water

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 601

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** C-NOD

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** 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!