



**GRASSROOTS**  
REALTY GROUP

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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!