



24, 441 Switzer Drive  
Hinton, Alberta

MLS # A2287000



**\$185,000**

<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	798 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Level, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-M2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Step into this remarkably well maintained and updated 2 bedroom 2 bath condo unit! Inside you will find a lovely newer kitchen finished with updated appliances and plenty of storage space in the cabinets. You will notice this kitchen and eating area is as functional as it is attractive. The whole main floor has been refreshed with vinyl plank flooring. Moving upstairs there is the large primary bedroom and an additional spare room plus a 4 pc common bathroom. All of which are fresh and clean! There is ample space in the basement for an additional den plus, here you will see a separate laundry room and an additional room that serves as storage space or a work, craft, hobby space. Attached to the storage room is a conveniently place 2 pc bathroom. Out side you have your own dedicated fenced back yard. All these thing make this home ideal for families and investors alike. This condo is located near parks, trails, schools, and shopping areas!