



**29, 441 Switzer Drive  
Hinton, Alberta**

**MLS # A2289634**

**\$183,000**



<b>Division:</b>	Hardisty		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Garden, Lawn, Paved, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<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, Mixed, Stucco	<b>Zoning:</b>	R-M2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** None

Experience this cozy condominium that offers comfort and enjoyment in your Living environment! Walk into the main entrance and you are greeted with a warm dining room and kitchen; lit with an abundance of natural light. The kitchen features an amazing amount of custom-built cupboard space and a convenient layout. The large living room gives you all the space you need to relax and has a huge picture window with a solitude view. There is a 2-piece guest bathroom on the main floor for convenience as well. Upstairs there are 3 good-sized bedrooms and a 4-piece bathroom. The laundry facilities are located in the basement, which is partially finished and great for storage or ready to create your own space. Upgrades include: new stove 2025, new washer and dryer 2026, new vinyl plank flooring on the upper level and down the staircase 2024, new surround tub and plumbing 2024, new faucets in bathrooms and kitchen 2024, fresh paint throughout the unit. This is one of two units in Woodland Court that has a garden area in your backyard which gives privacy and that wonderful outdoor feeling. Parking is included right outside your door as well. This condo board is very healthy and professionally managed. Close to the valley shopping centre, schools and parks, this wonderful condo is a must see !