

# \$169,000 - 20, 441 Switzer Drive, Hinton

MLS® #A2255970

**\$169,000**

2 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.00 Acres

Hardisty, Hinton, Alberta

With rising rental costs in the area, this property could be the solution youâ€™ve been looking for! This well-kept two-bedroom, two-bath condo offers a smart investment and a comfortable place to call home.

Located in the Valley, youâ€™ll love the walkability to shopping, schools, the rec centre, trails, and amenities. The main level features a spacious living room and a bright, functional kitchen with three appliances. Upstairs are two generous-sized bedrooms and a full bath.

The finished basement provides a cozy family room, a convenient two-piece bath, and a laundry/storage area with washer and dryer new in 2021. Outside, the fenced yard is fully concrete for easy, low-maintenance living and includes a storage shed.

A fantastic opportunity for first-time buyers, investors, or anyone seeking affordable ownership in a prime location.

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2255970  |
| Price     | \$169,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 802           |
| Acres          | 0.00          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20, 441 Switzer Drive |
| Subdivision | Hardisty              |
| City        | Hinton                |
| County      | Yellowhead County     |
| Province    | Alberta               |
| Postal Code | T7V1Z7                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Assigned, Stall               |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Storage                                                              |
| Appliances        | Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Back Yard        |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed            |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 42                   |
| Zoning         | RM2                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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