

306, 4522 47A Avenue
Red Deer, Alberta

MLS # A2161517



\$225,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,076 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 500

LLD: -

Zoning: R3

Utilities: -

Inclusions: Stove, fridge, dishwasher, window coverings, washer & dryer.

Adult living (45+) at its best, in the heart of Red Deer and close to The Golden Circle, Red Deer Museum, Rec Centre, tennis courts, splash park with close proximity to multiple grocery stores and shopping. This concrete building was built to last and is very quiet. It features a welcoming entry way and social room for gathering. Step off the elevator and this unit is conveniently located right across the hall. Once inside, you'll appreciate the open floorplan with sightlines to the West facing balcony with trees for privacy. The all white kitchen has room to add an island for additional seating if needed. The dining space is large enough for all your holiday gatherings. Enjoy relaxing in the living room with direct access to the outside balcony with storage unit at the far end. The master bedroom has a large closet and 4 pce bathroom. A second bedroom is located right off the main living area, with a 3 pce bathroom and laundry/storage space. Enjoy the heated parking stall that is included with this unit.