

123, 4805 45 Street
Red Deer, Alberta

MLS # A2171794



\$229,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	687 sq.ft.	Age:	1999 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 495
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Open Floorplan, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, MICROWAVE

1 BEDROOM, 1 BATH WELL KEPT CONDO ~ POPULAR SIERRA GRANDE CONDO LOADED WITH AMENITIES ~ ENCLOSED WEST FACING SUNROOM ~ UNDERGROUND PARKING ~ Open concept layout complimented by a large west facing picture window that allows for plenty of natural light ~ The kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash, and opens to the dining room where you can easily host friends and family ~ The living room features a cozy gas fireplace with a niche above plus garden door access to the enclosed sunroom - The primary bedroom can easily accommodate a king size bed and multiple pieces of furniture and has dual closets ~ 4 Piece bathroom is a generous size and is next to the convenient laundry room with built in shelving and space for storage ~ Building amenities include; wheel chair lift in the foyer, elevators, guest suite, indoor salt water swimming pool and hot tub, fitness centre, craft room with kitchenette, party room with a fully stocked kitchen, fireplace, and two balconies (one with BBQ), games room with billiard and shuffleboard, workshop loaded with tools and storage for projects, underground parking with car wash, gorgeous south facing courtyard with tons of flowers and mature trees plus other common areas throughout this well managed property ~ Monthly condo fees are \$498.48 and include; Common area maintenance, heat, gas, insurance, interior maintenance, maintenance grounds, parking, professional management, reserve fund contributions, sewer, snow removal, garbage/recycle and water ~ Pets OK with some restrictions ~ Located steps to the Golden Circle Senior Centre, Recreation Centre Park, numerous walking trails, grocery stores, parks and transit with easy access to all other amenities.