

416, 4805 45 Street  
Red Deer, Alberta

MLS # A2173193



**\$234,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NA

WELL CARED FOR, 4th FLOOR CONDO IN THE MUCH LOVED SIERRA GRANDE DOWNTOWN! This condo building offers so many amenities - indoor pool and hot tub, wheel chair lift in the foyer, elevator, guest suite, fitness centre, craft room with kitchenette, party room with kitchen, games room with billiard & shuffleboard and workshop, underground parking with car wash and a huge, south facing courtyard. This bright, light, airy condo unit has so much to offer! There is a cozy fireplace in the nice sized living room with a large south facing window and garden door to south facing deck. Kitchen is open and very functional and includes a new induction stove - great space for entertaining . The primary bedroom has crazy high vaulted ceilings and dual closets. There is a nice sized bathroom with large shower and great laundry room with room for storage. Monthly condo fees are \$515.43 (\$418.83 condo fee and \$96.60 for cable and internet contract) includes common area maintenance, ground maintenance, heat, gas, insurance, parking, professional management, reserve fund contributions, sewer, garbage/recycle and water. Pets OK with some restrictions and board approval. Close to shopping, parks, transit, Golden Circle, Rec. Centre, walking trails and other amenities. This home is move in ready and you can even purchase the furniture!!