

5127, 2660 22nd Street  
Red Deer, Alberta

MLS # A2190701



**\$247,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lancaster Green                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 1,068 sq.ft.                       | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                       | <b>Condo Fee:</b> | \$ 543 |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                    | <b>Zoning:</b>    | R2     |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Vinyl Windows |                   |        |

**Inclusions:** N/A

2-Bed, 2.5-Bath Home in Southeast Red Deer &ndash; Close to Amenities. This spacious 2-bedroom, 2.5-bath home is located on the southeast side of Red Deer, offering both convenience and comfort. The property is within walking distance to a variety of amenities, including shops, restaurants, schools, and parks, and public transit is easily accessible for quick travel around the city. Inside, the home features a large, well-designed kitchen with a large center island, perfect for additional prep space or casual dining. The open living area offers plenty of room for relaxation and entertaining, while in-unit laundry adds extra convenience. The two bedrooms are located on the upper level with the primary providing its own 3 pc ensuite. The building itself offers numerous amenities for residents to enjoy, including a fitness room, recreation room, theatre room, and a beautifully landscaped courtyard, providing plenty of opportunities for relaxation and socializing. Underground, secured parking adds peace of mind, while the nearby walking trails and parks allow for outdoor enjoyment just steps from your front door. Condo fees cover a wide range of services, ensuring hassle-free living, including maintenance of common areas, landscaping, snow removal, heat, trash, water and access to all building amenities. With everything you need close by and a variety of on-site amenities, this home is a great option for anyone looking for a low-maintenance, well-rounded living experience.