

104, 4714A 55 Street  
Red Deer, Alberta

MLS # A2198112



**\$107,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, stove, hood fan, curtain rods and blinds.

Great opportunity to own a clean well kept lower level condo located in the desirable Waskasoo neighborhood. Close to downtown, by the Red Deer river and great walking trails. Spacious 2 bedroom 1 bath. Tiled front entry, newer vinyl plank flooring throughout and freshly painted. Kitchen is functional and has white appliances. Large living room with lots of natural light. Good sized eating area. Lots of storage throughout the condo as well. The building has had all windows replaced. There is a laundry room located on the same level. Condo fees are \$414.16 per month and include water, sewer, garbage, and heat, common area maintenance, professional management, reserve fund contributions, landscaping & snow removal. BONUS pets are allowed with height restrictions (must be approved by the condo board).