

204, 5217 39 Street  
Red Deer, Alberta

MLS # A2199080



**\$219,900**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 575

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Walk-In Closet(s)

**Inclusions:** N/A

CORNER UNIT OVERLOOKING A FOREST RESERVE | HEATED UNDERGROUND PARKING - Ideally located close to downtown, the hospital, and amenities of Red Deer's South end, this beautifully kept 2nd floor corner unit enjoys unrestricted views over a forested area with walking trails at your door, and an awesome South West facing balcony so you can enjoy the sun. Inside you'll find a bright and open plan with plenty of natural light, 9' ceilings, and a cozy gas fireplace in the living room. This two bedroom plan offers a spacious master with full ensuite bathroom, and a nicely sized second bedroom which is adjacent to another full 4 pce bathroom. The kitchen offers oak cabinetry, and there is in-suite laundry and plenty of storage space available. One separately titled, heated underground parking stall is included. Unit occupied age restriction for this building is 25+.