

202, 4820 47 Avenue  
Red Deer, Alberta

MLS # A2201372



**\$95,000**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	489 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Common, Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

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

**Water:** -

**Floors:** Laminate, Linoleum, Tile

**Sewer:** -

**Roof:** Flat

**Condo Fee:** \$ 383

**Basement:** -

**LLD:** -

**Exterior:** Brick, Stucco

**Zoning:** C1

**Foundation:** -

**Utilities:** -

**Features:** Storage

**Inclusions:** Fridge, stove, window coverings.

Lexington place! Affordable living close to downtown, walking distance to transit, medical services, Red Deer hospital, Coronation park and retail shopping centres. Cozy 1 bedroom 1 full bathroom apartment. Good sized front entryway, large west facing living room with laminate flooring & lots of natural light. Spacious bedroom with ample closet space. Galley style kitchen with white appliances. Located on the second floor. Fresh paint. Laundry room is conveniently located on the same floor. ALL UTILITIES ARE INCLUDED IN THE CONDO FEES (\$383/mo). Perfect for a first time homebuyer or investment property.