

204, 91 Cosgrove Crescent  
Red Deer, Alberta

MLS # A2201486



**\$165,000**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, BLINDS

2 BEDROOM, 1 BATH CONDO ~ MOVE IN READY ~ COVERED BALCONY OVERLOOKING A PARK ~ Pride of ownership is evident in this well cared for condo ~ Vinyl plank flooring throughout ~ The living room features a corner fireplace with floor to ceiling stone and patio door access to the covered balcony overlooking a walking trail ~ The dining space opens to the galley style kitchen with butcher block counter top, full tile backsplash and stainless steel appliances ~ 2 bedrooms are both a generous size and share an updated 4 piece bathroom ~ Shared laundry room located close to this unit ~ 1 assigned powered parking stall with ample visitor parking available ~ Monthly condo fees are \$469.38/month and include; Common area maintenance, heat, insurance, maintenance grounds, parking, professional management, reserve fund contributions, sewer, snow removal, trash, and water ~ Located steps to walking trails and a wetlands, multiple parks and playgrounds with easy access to multiple schools and shopping plazas.