



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

309, 5330 47 Avenue
Red Deer, Alberta

MLS # A2289857



\$158,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	646 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome home to this beautifully maintained TOP floor 1 bedroom, 1 bathroom condo in an adult 45+ building. This lovely, bright, updated home awaits you! Enjoy the benefits of no upstairs neighbours and a layout designed for comfortable every day living. The living room/ dining area has the east view (all the morning/afternoon sun) with the nice size balcony off the living room and a cozy, corner gas fireplace. The galley kitchen has newer vinyl flooring and with the dining on one end works well. The generous primary bedroom offers ample space, while the full bathroom is bright and very functional. Laundry is directly across the hall from the unit door! Rounding-off all this is a private locker off the underground parking lot and your assigned, heated underground parking stall. Located downtown close to all amenities, parks, trails and the convenience of city bus service at your door. 23 quiet and respectful neighbours makes this the opportunity you've been looking for. This building allows a cat with board approval.