



16, 7 Stanton Street
Red Deer, Alberta

MLS # A2294812



\$135,000

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|------------------|--|---------------|-------------------|
| Division: | Sunnybrook | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 898 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Off Street, Stall | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Private, See Remarks, Standard Shaped Lot | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 907 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-H |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Storage, Vinyl Windows | | |

Inclusions: TV Mount

This particular unit has been exceptionally well maintained and offers upgrades to allow you to move in Stress free! The appliances have all be replaced and with the added touch ups and little extras makes it especially appealing. We are also one of the few on market in this location that offers a PRIVATE backyard with convenient close access to the extra storage space and quaint courtyard. The Main bath has also been upgraded. The second Bedroom can be used as such or a flex room (Perfect for a Murphey Bed) as it provides access to the yard as well. This Unit has been priced to offset the increased condo fees due to the major exterior renovations that are taking place. This is a desirable condo located in a mature neighborhood close to amenities and so Easy to show! Condo fees include Heat, Water, garbage, sewer, exterior maintenance, Landscape, professional management, Building Insurance, Loan contribution for current renovation costs.