



GRASSROOTS
REALTY GROUP

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#302, 4719 33 Street
Red Deer, Alberta

MLS # A2303441

\$136,000



Division:	South Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	924 sq.ft.	Age:	1962 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 604
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Corner Kitchen Counter-top

Beautifully Updated 2-Bedroom Condo in Brookview Estates & Move-In Ready! Welcome to this bright and tastefully renovated 2-bedroom condominium nestled in the mature and quiet community on the southill in Red Deer, just steps from the scenic walking trails and natural beauty of Kin Canyon. Offering a spacious and functional layout, this inviting home has been thoughtfully updated with a beautifully renovated kitchen featuring modern cabinetry, stylish countertops, a contemporary tile backsplash, updated flooring, fresh paint, and modern lighting throughout. Large windows fill the home with natural light, creating a warm and welcoming atmosphere. Step outside to your private upper balcony overlooking mature trees—the perfect place to relax and enjoy your morning coffee or unwind after a busy day. With two private entrances, this home offers added convenience and privacy. The full basement provides in-suite laundry along with abundant storage space and excellent potential for future use. Whether you're a first-time home buyer, looking to downsize, or searching for a fantastic investment opportunity, this move-in-ready condo offers outstanding value with many of the major interior updates already completed. Enjoy comfortable, low-maintenance living in an established neighborhood close to parks, shopping, and all the amenities Red Deer has to offer. Brookview Estates has recently completed a major corporation-wide sewer relining project, representing a significant investment in the community's infrastructure. The corporation is now rebuilding its reserve fund through long-term engineering-based capital planning to support future roof and exterior maintenance, helping reduce the likelihood of unexpected major special assessments while protecting the long-term value of the community.

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