



**204, 4904 54 Street
Red Deer, Alberta**

MLS # A2305551



\$125,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	880 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Boiler, Natural Gas, Radiant

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 520

Basement: -

LLD: -

Exterior: Concrete, Stucco, Wood Frame

Zoning: C-1

Foundation: -

Utilities: -

Features: No Animal Home

Inclusions: See Remarks

Welcome to this charming 2-bedroom, 1-bathroom second-floor condo in the heart of Red Deer. Updated with modern flooring throughout, this home offers a clean, contemporary feel that's easy to move into and enjoy. The functional layout features a spacious living room that flows naturally into the kitchen and dining area, ideal for both everyday living and casual entertaining. The generous primary bedroom provides a comfortable retreat, while the second bedroom offers flexibility for guests, a home office, or additional living space. Additional highlights include in-suite laundry and extra storage, adding to the home's everyday convenience. Perfectly located just minutes from Parkland Mall and Real Canadian Superstore, as well as nearby parks, schools, and walking/bike paths, this condo offers a balance of comfort and accessibility. Condo fees of approximately \$520/month cover most utilities (excluding power). Whether you're a first-time buyer, downsizer, or investor, this is a solid opportunity to own a maintained property in a convenient central location.