



**GRASSROOTS**

REALTY GROUP

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405, 4820 47 Avenue  
Red Deer, Alberta

MLS # A2309847

**\$93,000**



<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to this beautiful 1-bedroom, 1-bathroom condo with elevator access in the heart of downtown Red Deer, just steps away from Park, Recreation Center, and many best trails for walking and biking. This bright, well kept, open-concept unit has so many features including a spacious living room, kitchen with ample counter space and modern appliances, a large bedroom, and a full 4-piece bathroom. The building also offers an on-site property manager and assigned parking. The most spectacular point of the is property is it is conveniently located within walking distance to shopping, dining, medical services, parks, the Farmers’ Market, and Red Deer’s walking and biking trail system. A great option for first-time buyers, downsizer, or investors seeking strong value in a historic downtown location.