



201, 5519 Kerry Wood Drive  
Red Deer, Alberta

MLS # A2312366



**\$119,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	556 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Here is a perfect investment opportunity, with a long term tenant already established. This 1 bedroom home is very well maintained. It has a gas fireplace in the corner of the living room. There are laundry facilities in the basement of the building, or you can hook up a washer/dryer right in the unit. The city bus stop is right out the front door, making it convenient to get around without a vehicle. The Red Deer River runs right at the bottom of the hill, along with bower ponds just across Taylor Rd. There is a membership only golf course close to the building. Within walking distance to a grocery store, schools, parks and BMX park to name a few. Comes with 1 powered parking stall, #24